



SNOQUALMIE RIDGE



O'Neil House cir. 1946 courtesy of the Harold Keller Collection
of the Snoqualmie Valley Historical Society

RESIDENTIAL DESIGN GUIDELINES FOR SNOQUALMIE RIDGE II



RESIDENTIAL DESIGN GUIDELINES FOR SNOQUALMIE RIDGE II

Last Approved Update:
(Insert Date On Approval)

DOCUMENT NUMBER: ____

CHAPTER I

INTRODUCTION

TABLE OF CONTENTS

A. PROJECT STATEMENT.....I-3

B. PURPOSE AND INTENTI-3

C. GOVERNING DOCUMENTS.....I-5

D. GENERAL VS SPECIFIC PARCEL GUIDELINES.....I-6

E. ADDITIONAL DESIGN DIRECTIVES.....I-6

This page intentionally left blank

CHAPTER I

INTRODUCTION

“...A community needs to decide for itself what it wants to be and ought to be, regardless of national or regional textbook standards, and regardless of fashionable images. Then it has to write its own unique code, the one that will nurture its vision of itself, no matter how nutty that vision may seem to someone else.”

*Robert Cambell
Architectural Record, October 1992*

A. Project Statement

The plan for this new neighborhood within the City of Snoqualmie, Washington has been conceived to harmonize with the City’s diverse historic character and small town appeal. The Snoqualmie Ridge II Design Guidelines are based on the Residential Design Guidelines for Snoqualmie Ridge. With a goal of maintaining existing community character within new neighborhoods, those guidelines were based on a survey of design and architectural features within the existing historic community. These updated Guidelines are intended to foster the creation of quality architectural and landscape design which accepts architectural diversity while providing for strong neighborhood continuity.

B. Purposes and Intent

This document will guide the development of Snoqualmie Ridge II in accordance with the Development Agreement for Snoqualmie Ridge II, approved on June 28, 2004, and the Mixed Use Final Plan, approved on August 8, 2004.

1. Creating a Livable Environment

Snoqualmie Ridge II aims to create an enjoyable place to live that makes environmental stewardship and social interaction easy. Land uses are integrated to balance housing, services, recreation and employment. Snoqualmie Ridge II encourages:

- ♦ Diverse and high quality building design
- ♦ Neighborhood interaction
- ♦ Non-automotive mobility
- ♦ Energy and resource conservation/Energy Star certification
- ♦ Gardening/landscaping
- ♦ Built Green certification and low impact development

2. Arrangement of Uses and Features

Land uses and features are arranged in keeping with the overall design philosophy, geographical features and environmental character of Snoqualmie Ridge II.

3. Views of Homes From the Street

Homes in Snoqualmie Ridge II address the street with porches, stoops and walkways, which create opportunities for neighborly interaction. Views of garage doors from the street are to be minimized through setback requirements, location, design features and landscaping.



4. Public Areas, Schools and Parks

Public areas such as schools and parks are connected with the residential areas by a system of sidewalks and trails.

5. Natural Features and Scenic Areas

Natural and scenic features are preserved for cultural and scenic enrichment and environmental stewardship. Buffers have been established to protect wetland areas and steep slopes.

6. Structures

Good architecture combined with good site planning produces neighborhoods that have aesthetic and functional harmony, preserve residents' privacy and retain environmentally sensitive areas. Quality architectural structures will accomplish these design objectives.

7. Water Conservation

All residential development within Snoqualmie Ridge II will conform to the Washington State Building Code Water Conservation Performance Standards effective July 1993 or later (Title 19 §19.27.170).

8. Energy Conservation

To minimize the impact of new development upon energy-producing facilities, these *Residential Design Guidelines*:

- ◆ Encourage use of natural lighting through skylights
- ◆ Encourage use of energy- and resource-conserving appliances and fixtures
- ◆ Permit use of appropriate solar energy and/or water heating fixtures
- ◆ Meet or exceed Washington State Energy Code provisions relating to construction techniques and appliance standards (Energy Star)
- ◆ Encourage non-motorized transportation

C. Governing Documents

Several documents regulate development in Snoqualmie Ridge II. Foremost in the hierarchy is the Development Agreement for Snoqualmie Ridge II, approved on June 28, 2004, and the Annexation Implementation Plan and Mixed Use Final Plan, approved on August 9, 2004. These documents implement goals, policies, and requirements of the Snoqualmie Comprehensive Plan and Mixed Use Ordinance and are the primary governing documents for Snoqualmie Ridge II. Other documents include:

1. Snoqualmie Ridge II Development Standards

The Snoqualmie Ridge II Development Standards (SR II DS) govern street, platting, utility, landscaping and other development standards in Snoqualmie Ridge II in place of any conflicting standards contained in the Snoqualmie Municipal Code. The Snoqualmie Municipal Code however, shall govern all areas not governed by the SR II DS. The Development Standards will be implemented through the subdivision / binding site improvement plan process and any other approvals required to be consistent with the Development Standards.

2. Snoqualmie Ridge II Residential Design Guidelines

The Snoqualmie Ridge II (SRII) Residential Design Guidelines govern architectural design, site plan, materials, homeowner landscaping, and other elements affecting the visual character of the new residential neighborhoods not addressed in the Snoqualmie Ridge II Development Standards. Project review for consistency with the *SRII* Design Guidelines will be implemented through a design review process by the Snoqualmie Ridge New Construction Committee or Modification Committee prior to any submittal to the City.

3. Snoqualmie Municipal Code

Development on Snoqualmie Ridge II is subject to all provisions of the Snoqualmie Municipal Code, unless the SR II Mixed Use Final Plan, Development Standards or Design Guidelines provide different standards.

4. Covenants, Conditions and Restrictions (CC&Rs)

The Covenants, Conditions and Restrictions (CC&Rs) established by the Declarant for Snoqualmie Ridge I and approved by the City will be extended to Snoqualmie Ridge II. The CC&Rs are a private contract between property owners for specific restrictions and internal (non-City) governance.

D. General vs. Specific Plat/Parcel Guidelines

These guidelines are organized into five chapters that address general guidelines that govern all residential areas of Snoqualmie Ridge II. More guidelines may be imposed by the Declarant on individual parcels at the time of subdivision.

E. Additional Design Directives

The Declarant has reserved the right in the CC&Rs to impose additional design directives that are consistent with the MUFP, SR II Development Standards and these Design Guidelines. For example, these directives may provide additional detail regarding materials, color or a structure's position or appearance from the street. These directives will be implemented by the Declarant.

CHAPTER II

ARCHITECTURAL DESIGN GUIDELINES

TABLE OF CONTENTS

A.	NEIGHBORHOOD CHARACTER	II-4
B.	GENERAL CONSTRUCTION REQUIREMENTS	II-5
	MINIMUM NUMBER OF PLANS AND ELEVATIONS).....	II-5
C.	HOMES.....	
1.	BALCONIES/DECKS	II-6
2.	DOORS	II-6
3.	ENTRANCES	II-6
4.	EXTERIOR STAIRS	II-8
5.	FLASHING/SHEET METAL/VENTS	II-8
6.	GARAGES.....	II-8
7.	GUTTERS/DOWNSPOUTS	II-10
8.	HEAT STOVES.....	II-10
9.	MANUFACTURED HOUSING	II-10
10.	MATERIALS AND COLORS	II-10
11.	MECHANICAL EQUIPMENT AND UTILITY METERS.....	II-11
12.	ROOF PITCHES AND MATERIALS	II-11
13.	SKYLIGHTS AND ENERGY CONSERVATION EQUIPMENT	II-12
14.	WINDOWS.....	II-12
D.	YARDS	
1.	ACCESSORY STRUCTURES	II-12
2.	FENCES/GATES/WALLS/TRELLISES	II-13
3.	MAIL AND NEWSPAPER BOXES.....	II-15
4.	PLAY EQUIPMENT	II-15
5.	POOLS & HOT TUBS	II-15
6.	WALKWAYS AND DRIVEWAYS	II-15
E.	LIGHTING	
1.	EXTERIOR LIGHTING.....	II-16
F.	CONDITIONS, COVENANTS AND RESTRICTIONS	II-16

Page intentionally left blank

CHAPTER II

ARCHITECTURAL DESIGN GUIDELINES

Architecture is the most public of the arts. While many Americans go for years without stepping into an art gallery or walking into a concert hall, the light of each and every person is influenced daily by architecture. Design excellence is essential in improving the quality of life.

*W. Cecil Steward, FAIA
1992-93 President
The American Institute of Architects*

All single family and multifamily residential construction within Snoqualmie Ridge II is subject to these Residential Design Guidelines and the CC&Rs for Snoqualmie Ridge Residential Property. Some neighborhoods may be subject to additional design provisions.

These guidelines are to be applied in compliance with the Development Standards for Snoqualmie Ridge II, the Washington State Building Codes (plumbing, building, etc.), the Americans With Disabilities Act (ADA) and other applicable codes regulating residential construction.



A. Neighborhood Character

Home designs will draw from the variety of architectural character typical of the City of Snoqualmie. Neighborhoods in Snoqualmie Ridge II are arranged for people rather than cars. Street design favors pedestrian safety over vehicular speed, and the visual impact of garages will be de-emphasized. The neighborhood character will provide for a more sociable, easy lifestyle that promotes street-strolling. Although allowing for flexibility in individual designs, the guidelines are intended to promote a strong harmonious character and a coherent sense of place.

Many homes in Snoqualmie Ridge II will reflect the variety of character seen in Snoqualmie's architectural character, which draws upon the historic craftsman, cottage, bungalow, colonial and farmhouse styles. These styles often include welcoming front porches, high quality natural or approved synthetic materials, the interplay of diverse roof forms and a variety of Northwest design types. Painted and stained surfaces will feature a variety of color tones. A major goal is to enable residents to enjoy a neighborhood walk which facilitates encounters with neighbors, front porches, lawns and parkway trees. To accomplish these goals, lots shall be oriented to and have frontage on public right-of-ways or common green spaces wherever possible. Flag lots should be avoided. In addition, the following guidelines will be applied:

1. Pedestrian Oriented Design and Driveways

To reduce vehicular conflicts with pedestrians on the sidewalks and maximize the amount of separation and streetscape planting area provided by planter strips, plats should be designed to minimize the number and width of driveway cuts along the sidewalk. The use of alleys, shared driveways and auto courts is encouraged. Alleys eliminate the need for front loaded garages with driveway cuts across the sidewalk. Shared driveways between adjoining lots are encouraged, particularly on cul-de-sacs and other locations where lot frontage is narrower than standard lots in a plat, but should not be used to create lots with no street frontage. To accommodate adequate fire access without creating increased amounts of impervious surface area for fire truck turnaround, shared driveways and auto courts shall not exceed 150 feet in length unless otherwise approved by the City of Snoqualmie.

2. Connectivity

Vehicular and pedestrian connectivity within and between plat parcels is necessary to provide for a connected circulation system that supports emergency response, efficient routes of travel, and neighborhood interaction. In most neighborhoods, cul-de-sacs will be allowed only for physical constraints such as wetlands, excessive natural grade differential between parcels, emergency vehicle access needs, or to efficiently serve difficult-to-access areas of land that could not otherwise be served by a connected street.

3. Mix of Lot Size and Housing Types

Parcel plat design that provides for a mix of lot sizes that allows for a compatible mix of housing types and sizes within the parcel, and even within the same block, is encouraged.

4. Duplex or Triplex Floor Plans

The use of duplex or triplex floor plans which provide smaller units, but look like a larger single family home, is encouraged, particularly on corner lots within a parcel.

B. General Construction Requirements

To foster variety among the homes constructed at Snoqualmie Ridge, the following provisions apply:

Architectural Style

- ♦ A repetitive architectural style for a group of homes should be avoided
- ♦ Differing roof forms, window design, surface materials, entryway treatments, and bay treatments should be utilized to achieve variety
- ♦ Units of identical elevation type must be separated by at least two different elevations. Identical elevations may not be across the street from one another
- ♦ Within a subdivision of a parcel, roofing materials other than natural wood products must vary in type or color
- ♦ Within a subdivision of a parcel, siding materials must vary in architectural style or color
- ♦ Builders are encouraged to produce model homes that are diverse in size, design, color and materials

The elevations required for each floor plan pursuant to SR II Development Standards, Sec. 11A.022(E) and 11A.023 shall provide significant façade variation (in general, a minimum of 4 floor plans and 4 elevations are required; certain exceptions apply & builders should reference the sections 11A.022 and .023 for a complete list of requirements). At least two elevations shall be differentiated by the following variations:

- a. Window size and design; or window placement;
- b. Porch depth, design and details;
- c. Variation in siding texture and appearance;
- d. Roofing material or color;
- e. Roof with a side gable versus a front gable facing the street;
- f. Use of different roof forms, e.g., hip, gambrel, mansard, gable;
- g. Change in the pitch of the primary roof by at least 25% (e.g. 6:12 and 10:12), with a minimum primary roof pitch of 5:12.

Garage Locations

- ◆ Lots adjacent to an alley shall have alley-served garages
- ◆ A subdivision parcel should utilize side entry, side drive, or alley entry garages where possible in addition to the front entry option
- ◆ Shared driveways and zero lot-line attached garages are highly encouraged.



Garage Example

C. Homes

Snoqualmie Ridge's general architectural provisions are guidelines that ensure high quality construction without discouraging individual innovative or imaginative ideas.

1. Balconies and Decks

Balconies and decks are encouraged in multifamily structures wherever they may break up otherwise large uninterrupted building facades.

2. Doors

Care shall be taken to select front doors that reflect the architectural style of the home. Screen or storm doors are permitted if they are in keeping with the home's architectural character. Screen doors shall *not* be:

- ◆ Unpainted aluminum
- ◆ Unpainted or unstained wood
- ◆ Comprised of non-articulated wood or aluminum panels
- ◆ Temporary in appearance

3. Entrances

An important element of Snoqualmie Ridge II is the relationship of the private home to the public street and sidewalk. Therefore, all front entrance areas shall

include a welcoming architectural feature such as a porch, stoop or other significant entry feature. Where lots front on a street, front doors shall face the street. Where lots are served by an alley and front a common interior courtyard, park or landscape area, front doors shall face the common space. Example treatments follow.

A. Porches

Porches or covered stoops shall have a minimum depth of 5 feet, as measured at the floor of the porch or stoop from the wall of the house to the closest obstruction, such as a railing, banister, or support beam. On corner lots, porches are encouraged to wrap around the side façade at least 6 feet.



Porch Example

B. Stoops

Stoops shall be accompanied by a projecting overhead element such as a dormer, arch or gable which provides roof coverage and weather protection. Stoops shall be a minimum of 5 feet wide and 3 feet deep.



Stoop Examples

C. *Other Significant Entry Features*



Other Significant Entry Feature Example

4. Exterior Stairs to Second Story Levels

Exterior stairs shall blend with the structure. If pre-manufactured concrete and steel stairs are used, the design of railings and guardrails must be consistent with the building's architecture and overall design.

5. Flashing/Sheet Metal/Vents

All flashing and sheet metal shall be painted or be ordered pre-colored to match adjacent building surface. Vent stacks, metal chimneys and pipes shall be colored to blend with adjacent roof surfaces and shall be clustered to minimize rooftop clutter, and where feasible shall be located on the roof slope facing away from public areas.

6. Garages and Garage Bays

Side-loading, alley-loading, and rear-of-lot garages provide several advantages over more typical front-loading garages. Sidewalks are less interrupted by side-loading and rear-of-lot garage driveways than front-loading garage driveways, and are completely uninterrupted when alley-loading garages are available. This results in a more appealing and safer pedestrian environment. In addition, the use of non-front-loading garages maintains a more attractive streetscape, since garage doors and driveway aprons are de-emphasized or hidden, helping to create a neighborhood that feels more like a place for people than a place for cars.

To the extent reasonably possible, side-loading, alley-loading, and rear-of-lot garages should be used instead of front-loading garages. In evaluating the extent to which front-loading garages can be avoided, the following factors shall be considered:

- ♦ topography/grades and the technical feasibility of constructing alleys or side-loading or rear-of-lot garage driveways
- ♦ width and depth of lot
- ♦ whether construction of alley-based street system will result in a less effective pedestrian and traffic circulation pattern

Any garage doors that face a street or public area shall feature windows, recesses or moldings to help blend the doors with the character of the house. Detached garages are allowed. Carports are not allowed in single family neighborhoods. Side entry garage walls visible from the street shall include landscaping, windows or structural changes or trim to break up uninterrupted walls. To provide attractive streets, front entry garages shall meet the requirements of Chapter 11 of the Snoqualmie Ridge II Development Standards and shall be arranged and articulated as follows:

A. *Garages for large lot residential single family detached homes (1-2 du/acre) shall be arranged and articulated as follows:*

Front entry garages shall be a minimum of 5' behind adjoining front wall of the house. A total of three bays is permitted under the following conditions:

- ♦ The third bay must be inconspicuous and architecturally harmonious with the home.
- ♦ The third bay must be offset a minimum of 2 feet behind the other two.
- ♦ If the garage is set back 10 feet or more behind the front wall of the house, three bays must be arranged in the same plane.

One tall bay may be incorporated to accommodate a recreational vehicle or boat.

B. *Garages for single family detached lots (3-5 du/ac) will be arranged and articulated as follows:*

Front entry garages shall be located a minimum of 5 feet behind the front wall of the house. The maximum breadth of bays for a front entry garage is two, with potential for three bays if the third is set back an additional two feet or more.

One tall bay may be incorporated to accommodate a recreational vehicle or boat.

- C. *Houses on single family detached or duplex/triplex lots (4-9 du/acre) may have one- or two-car garages, as permitted by Snoqualmie Ridge II Development Standards Section 11D. Front entry garages shall be located a minimum of 5 feet behind the front wall of the house. Tall bays are not allowed. Detached garages are allowed. Alley-loading garages are encouraged.*

7. Gutters and Downspouts

Gutter and downspout colors must blend with adjacent surfaces. Drainage must meet minimum building code requirements.

8. Heat Stoves and Fireplaces

No construction shall be allowed that uses wood stoves or wood heat as its sole heat source. Fireplaces are otherwise permitted, subject to use restrictions by government agencies.

9. Manufactured Housing

Manufactured or modular housing is permitted subject to these guidelines.

10. Materials and Colors

Exterior walls shall be surfaced with:

- ♦ Wood
- ♦ Stucco
- ♦ Masonry or
- ♦ Synthetic materials that look natural and are approved by the Residential New Construction Committee or Residential Modifications Committee

Building materials and finishes that may create glare impacts on other properties, or within the area visible from the Snoqualmie Falls viewpoint or the public walkway at the Snoqualmie Falls View Park and the Salish Lodge, shall not be used.

Accent and trim may be:

- ♦ Brick
- ♦ Stone
- ♦ Tile
- ♦ Wood or

- ♦ Synthetic materials that look natural and are approved by the New Construction Committee or Modifications Committee

A wide variety of material and colors is encouraged. Colors should be appropriate to the architectural style of the home. A range of hues, including colors in the medium and dark range, is encouraged. Light beiges and grays should not predominate. All exterior colors and materials shall be submitted to the New Construction Committee or Modifications Committee for approval.

11. Mechanical Equipment and Utility Meters

All mechanical equipment and meters shall be inconspicuously located and wherever possible noted on the house plan submitted for Residential New Construction Committee review. Window-mounted air conditioning and mechanical units are prohibited.

Builders shall ask utility companies to locate public utility distribution meters, vaults and similar installations away from high visibility areas such as street corners and view areas. Alley locations are preferred when possible.

12. Roof Pitches and Materials

In keeping with Northwest architecture, primary roof pitches generally shall range from 5 :12 to 12:12. Pitches may be reduced in parcels subject to view restrictions (N5 and N6) provided that the view restrictions are not violated and the home design is enhanced by the change in pitch.



Roof Example

Except when using natural wood products, builders must use more than one roof material or color in each parcel neighborhood. Roof materials shall display three-dimensional visual texture. Acceptable materials include:

- ♦ Wood
- ♦ Tile
- ♦ Slate
- ♦ Metal
- ♦ High quality asphalt shingles
- ♦ Manufactured materials approved by the New Construction Committee

All roofing material shall be submitted for approval by the New Construction or Modifications Committee prior to installation.

13. Skylights and Energy Conservation Equipment

The use of skylights shall be allowed to provide natural lighting within a home. No bubble-style skylights shall be permitted. Solar panels, if proposed, shall be integrated into the roof design.

14. Windows

Window and door glazing shall be clear, gray or “low E.” Reflective glass is prohibited. Aluminum frame windows shall be color-treated. Windows visible from the street or public open space, including those on sides and backs of houses, shall be trimmed to complement the front facade of the residence. Homes with street frontage shall provide windows with visual connection to the street. Solar access through the positioning and sizing of windows with southern exposure is encouraged.

D. Yards

1. Accessory Structures

Greenhouses, sheds and other similar structures shall be located to the interior side or rear of the property and must comply with setback requirements as found in SMC 17.15.040. Greenhouses and sheds must not interrupt building lines and materials must be compatible with the existing house.

All greenhouses and sheds require review and approval by the New Construction Committee (NCC) or Modifications Committee (MC), depending on if proposed as part of new home construction (NCC) or as a modification to existing housing (MC). Compatible materials and colors with the existing house are generally required.

Greenhouses and sheds may be a maximum of 140 square feet. Sheds are required to be made of wood framing and have a maximum height of 8 feet at the highest point. Prefabricated kits for greenhouses and wooden sheds may be allowed and will be reviewed on a case by case basis. Siding should generally match the existing home. Alternative siding may be considered by the Committee.

Plans may require City of Snoqualmie approval and/or permit. A copy of NCC or MC approval shall be included with submittals to the City of Snoqualmie.

2. Fences/Gates/Walls/Trellises

Fences are important character elements within a community. All fencing facing a right-of-way shall have the same design within the same block. Fences are not permitted in front yards.

A. *Fences Facing Streets - Ornamental Fences*

Location

Ornamental fences can be located between a point 4 feet in back of the front plane of the house and the rear property line. They must be parallel to the right-of-way. On corner lots, ornamental fencing may also be located on the side yard property line 18" inside the sidewalk. No ornamental fences are permitted on side yards adjacent to other homes or along Snoqualmie Ridge Parkway.

Design

Ornamental frontage fences shall be no more than 36 inches high, and shall be of picket fence design and constructed of materials that complement the home. Approved materials include painted wood or black wrought iron.



Ornamental Fence Examples

B. *Fences Facing Street -Privacy Fences*

Location

Privacy fences can be located between a point 4 feet in back of the front plane of the house and the rear property line. They must be parallel to the right-of-way. Between adjacent homes, fences are permitted on side yard property line. On corner lots, privacy fencing may also be located parallel with the side street right-of-way and a minimum 3 feet in back of the sidewalk. .

Backyard:

Front Load Lot: On the landscape buffer line or rear property line adjacent to a right-of-way provided it is at least 5 feet from any sidewalk in the right-of-way and outside of the 15 foot landscape buffer.

Alley Load Lot: On the rear property line where adjacent to alley tract. On side yard property line where alley tract is adjacent to side yard

Design

Side and backyard fences adjacent to rights-of-way shall be:

- ♦ No higher than 6 feet. Setback or reduced in height if needed to maintain safe sightlines, especially on corner lots.
- ♦ Constructed of a decorative material such as wood or wrought iron. Chain-link and exposed cinder block fences are not permitted as fencing materials).
- ♦ Colored to blend with the surroundings, not stand out
- ♦ Subject to any uniform fence standard approved by the NCC for a parcel or plat.



Privacy Fence Example

C. Fences Facing Open Space-Areas

Location

Side and Backyards: The fence shall be located on the property line adjacent to an open space buffer area , a change in land use, or adjacent to a City Park .

Side Yard Only: 4 feet behind the adjacent front wall plane of the house, running on the property line and extending to the rear property line.

Design

Fences may be:

- ♦ No higher than six feet
- ♦ Constructed of wood or wrought iron. For fences immediately adjacent to an open space area or an attractive natural or manmade feature like a very old tree, park or ridge line the NCC may approve the following alternative materials. Allowable alternative materials include black vinyl-coated chain link. Black Vinyl coated chain link fencing material may be used in conjunction with a NCC approved wood fence structure consisting of 4"x4" wood posts with fence cap boards. Metal fence posts for chain link fencing are not allowed.

3. Mail and Newspaper Boxes

A standard design for groups of mail and newspaper boxes in residential neighborhoods is available from the ROA. The design may be modified to fit a particular neighborhood with New Construction Committee approval, and provided the design still conforms to U.S. Postal Service Guidelines.

Mailboxes must be in locations acceptable to the U.S. Postal Service.

4. Play Equipment

With the exception of porch swings and basketball hoops and backboards, play equipment shall not be permitted in the front or corner frontage side of the home.

5. Pools and Hot Tubs

Pools and hot tubs usually should be at the rear of a house, but the New Construction Committee or Modifications Committee may consider alternate locations. Pools and spas shall be designed to minimize sight and sound impact upon adjoining properties. Pool heaters and pumps must be screened from view and sound-insulated. Pool and mechanical equipment must comply with applicable codes regarding fencing.

6. Walkways and Driveways

A walkway must connect each home's front entry with the sidewalk, where there is a sidewalk except where topography constrains the location. It may be made of concrete, exposed aggregate, masonry or flat or cut stone. Dirt, gravel, crushed stone and asphalt walkways are not permitted. A driveway may substitute for a walkway when a side-loaded garage is used in the front yard.

Dirt or gravel driveways and aprons are not permitted. A single-lane approach from the right-of-way to a flared apron may be used.



Walkway Example

E. Lighting

All yard and house lighting fixtures shall be compatible with the goal to provide dark sky maintenance and to avoid light spillover onto streets and adjacent properties. Lamp types and wattages shall be compatible with this goal and may be regulated by the Resident Owners Association. If used, light fixtures to illuminate alleys shall be mounted on the garage no higher than 8 feet above ground and directed away from adjacent backyards and structures. Lighting fixtures attached to a dwelling should be architecturally compatible with the facade. Porch and yard light sources and locations shall be approved by the New Construction Committee. The following additional guidelines shall be considered.

- ♦ The use of timers, photo cells and/or motion sensors to prevent lights from being left on all the time is encouraged.
- ♦ The use of compact fluorescent bulbs in porch fixtures is encouraged.
- ♦ Non-decorative lights and yard lights should be “down cast” or use full cut off light fixtures and use low wattage illumination.
- ♦ The use of low pressure sodium or mercury vapor lighting either attached to homes or to light the exterior of the home is prohibited.

F. CC&Rs

The Declaration of Covenants, Conditions and Restrictions for Snoqualmie Ridge Residential Property contains additional information regarding general architectural and maintenance provisions.

CHAPTER III

LANDSCAPING

TABLE OF CONTENTS

A.	INTRODUCTION	III-3
B.	PUBLIC STREETS	III-4
C.	PRIVATE SPACES	III-4
D.	SIGHT DISTANCES.....	III-5

This page intentionally left blank

CHAPTER III

LANDSCAPING

“There clearly is a desperate need for professionals who are conservationists by instinct, but who care not only to preserve but to create and to manage.

These persons cannot be impeccable scientists for such purity would immobilize them.

They must be workmen who are instinctively interested in the physical and biological sciences, and who seek this information so that they may obtain the license to interpose their creative skills upon the land.

*Ian L. McHarg
from Design With Nature*

A. Introduction

Dramatic landscape, big trees, and interesting plants are an important part of Snoqualmie’s rich and colorful past. With the mystery of the Falls and the backdrop of Mount Si, nature has been a dominant influence and definer of the region and its residents. Hops, Cedar, and Douglas Fir have served as the foundation for the Upper Valley’s economy and culture. The cultivation of plants, respect for nature, and powerful image of landscape are integral to Snoqualmie’s character. Today that character is reflected in the approach to landscaping Snoqualmie Ridge so that as plantings mature those powerful elements of greenery will complement neighborhoods.



B. Public Streets

Landscaping in the public right-of-way is required and is subject to review by the City of Snoqualmie. See Snoqualmie Ridge II Development Standards Chapter 8 for details.

C. Private Spaces

Landscaping on private lots is subject to these guidelines and review by the NCC. Any yard space visible from the street should receive landscaping prior to occupancy. Landscape design should strongly encourage use of native and drought tolerant species. See Appendix A for a recommended list of plants for residential landscaping that are proven hardy in this climatic zone. The list highlights native and low water adapted species of trees; shrubs and groundcover. Exotic plants such as Monkeytail Tree, fatsia, yucca, or palms, should not be planted, nor should invasive species like English ivy, Holly or English Laurel be planted.

Existing significant trees should be preserved within setbacks and open space areas when practical. Pursuant to the Snoqualmie Municipal Code, a “significant tree” means any evergreen tree of at least 15 inches in diameter, measured four feet from ground surface and any deciduous tree, other than red alder and cottonwood trees, at least 12 inches in diameter, measured four feet from ground surface. Red alder and cottonwood trees of any size are not considered significant trees. Where possible, Douglas Fir, Western Red Cedar, Western Hemlock, Big Leaf Maple, Pacific Dogwood, and Vine Maple should receive priority as significant trees.

Front Yards

Front yards should generally be open to the street. Tall hedges are discouraged. Grass lawn and/or low groundcover is encouraged as the predominant groundcover. Large expanses of bark mulch, loose stone, or plain paving is discouraged. Artificial turf is not allowed. Accent plantings such as annuals, perennials, roses, rhododendron collections, and vines are encouraged. Landscape plantings should occur in beds that either simulate a natural group of plants, or border the foundation or architectural elements such as the front porch or stoop. Plants should be carefully selected based on exposure to sun and wind to minimize watering needs. Plants with similar water needs should be planted together. Selection of plants from the recommended Plant List is encouraged but not required.

Side Yards

Hedges or fences can be used as side yard separators.

Rear Yards

Rear yards are ideal for patios, decks, and vegetable or flower gardens.

If the rear yard slopes or varies topographically, plants should be selected which are appropriate to the specific condition. For example, plants adapted to wet soils should be planted in the low areas of the yard if water naturally drains to the area; sun-loving plants

should be planted on south-facing slopes if no structure or tree provides shade. Plants will not only adapt better, but artificial watering can be minimized if care is taken to match plants with their environment. Homes adjacent to alleys should include plants along the alley to provide a more natural look to these spaces. Hedges, or fences and walls with vines, are encouraged to help frame the edge of the alley. Where space permits, columnar or canopy trees are also encouraged, since they tend to reduce the scale of the alley and can help break long continuous lines of walls, fences, and pavement.

Irrigation

All private spaces in residential areas may be irrigated, with the highest priority in front yards. Irrigation systems should be designed for water efficiency. If not automatically irrigated, homeowners are required to adequately water and maintain the plants, including planting strips adjacent to streets and alleys.

Parking Areas (For Multi-Family Residential)

Trees should be planted in and around all surface parking areas. At least one tree should be planted for every five parking stalls. The layout and arrangement may vary depending on the specific site and layout of the lot. Some order and organization is better than random spacing and layout. The layout may help create “outdoor rooms or spaces” of the parking areas. They may also be coordinated with biofiltration swales to provide multiple use and take advantage of these more natural features.

D. Sight Distances

Landscaping at street intersections and long alleyways shall permit safe lines of sight. No fence, wall, hedge or shrub may be placed or permitted to remain where it would reduce pedestrian safety by reducing traffic visibility. (Refer to Development Standards – see Street Standards Chapter 2.)

CHAPTER IV

RESIDENTIAL SIGNAGE AND ENTRY FEATURE
GUIDELINES

TABLE OF CONTENTS

A. SUBMITTAL REQUIREMENTS..... IV-3

B. THE APPROVAL PROCESS IV-3

C. DEFINITIONS..... IV-4

D. PROHIBITED SIGNS IV-5

E. PERMITTED SIGNS.....

1. PARCEL ENTRY FEATURES..... IV-5

2. STREET NAME SIGNS..... IV-6

3. MUNICIPAL/REGULATORY SIGNS IV-7

4. TEMPORARY MASTER SITE PLAN SIGN IV-7

5. TEMPORARY MARKETING SIGNS IV-8

6. TEMPORARY CONSTRUCTION AND FUTURE USE
INFORMATION SIGNS IV-8

7. TEMPORARY LOT MARKERS..... IV-9

8. BANNERS IV-10

9. ADDRESS IDENTIFICATION IV-10

10. NATIONAL OR STATE FLAGS IV-11

This page intentionally left blank

CHAPTER IV

RESIDENTIAL SIGNAGE AND ENTRY FEATURE GUIDELINES

This Chapter addresses entry features and temporary informational, marketing, and directional signage for residential development. Permanent street and traffic control signage is addressed in Chapter 10 of the *Snoqualmie Ridge II Development Standards*.

These guidelines have been developed to establish and maintain residential signage and wayfinding elements appropriate to a high quality environment. They allow for a reasonable level of consistency to create a sense of community, and flexibility to address specific needs. They will help foster accessibility and long-term environmental quality in Snoqualmie Ridge II. These guidelines are intended to:

- ♦ Create public art or neighborhood markers which help support finding one's way within the development.
- ♦ Encourage the design of signs and entry features which are aesthetically pleasing and of high quality materials and craftsmanship.
- ♦ Allow sufficient, though not excessive, identification
- ♦ Allow necessary temporary signage.
- ♦ Offer a systematic approach to sign review and approval.

Where practical, temporary signs should be combined to minimize the number of signs and reduce visual clutter. All signs, other than traffic control, directional, and temporary project signs should be located outside public rights-of-way.

A. Submittal Requirements

The builder of each parcel is required to submit a comprehensive sign and entry feature program as outlined herein to the NCC. The objective of the program shall be to establish guidelines and standards for the size, placement, quantity, color, materials, illumination and type style of signs and entry features. Design compatibility with the surrounding architecture is required.

B. The Approval Process

All sign and entry feature programs and sign permit applications are reviewed by the NCC for conformance to the standards of this chapter. NCC approval is required before the installation of any permanent or temporary sign or entry feature. The NCC reserves

the right to approve or deny a sign or entry feature proposal. In any case, the applicant shall be notified in writing.

All signs must also meet the requirements of the City of Snoqualmie prior to installation. See Chapter 17.75 of the SMC for details. If a permit is required, the applicant shall send a copy of the approved permit to the New Construction Committee before installation. The ROA shall have the right to remove non-conforming signs and to charge the non-conforming party for removal.

C. Definitions

Camera-Ready Art

Reproduction quality, photomechanical art of the signature or any materials, to be provided to sign manufacturers and other suppliers.

Centered Layout

This approach provides for a controlled design by balancing art and copy elements from a center line drawn vertically throughout the format.

Flush Left Alignment

The term “flush left” describes the vertical alignment of the left edge of a text block. The right edge is not aligned vertically and is described as “ragged right” to refer to each line having its own ending point.

Logo

The symbol or visual element used to identify an entity. The Snoqualmie Ridge logo shall be used on temporary signs only. The Snoqualmie Ridge logo consists of two fir cones and a branch. Quadrant, at its discretion, may alter or change the logo. Otherwise the size and spacing relationship of the logo should never be altered in any way. Any proposed use by anyone other than Quadrant is subject to approval by the NCC and shall be submitted prior to use. The logo should always be reproduced from camera-ready art.

Logotype

The specific customized configurations of letterforms used to identify the organization, usually in a specific relationship to the symbol. The logotype should always be reproduced from camera-ready art.

Neighborhood Entry Feature

A neighborhood entry feature may consist of special landscaping, art element(s) or a subdued neighborhood entry marker, either alone or in combination, used to identify the parcel/neighborhood and add aesthetically to the overall landscaping.

Neighborhood Entry Marker

That portion of the Neighborhood Entry Feature that contains a neighborhood name, if used.

Typeface/Typography

The specific design of a family of letterforms. Sometimes referred to as type style or type font.

D. Prohibited Signs

These types of signs may not be installed in Snoqualmie Ridge II.

- ♦ Roof signs
- ♦ Gyrating, rotating or blinking signs
- ♦ Inflatable signs
- ♦ Billboards
- ♦ Interior-illuminated plastic panel signs
- ♦ Interior-illuminated individual letter signs (unless they are deemed to have artistic characteristics as determined solely by the NCC).
- ♦ Interior illuminated awning signs
- ♦ Any sign not specifically permitted by the New Construction Committee

E. Permitted Signs and Entry Features

The following sign types are permitted within Snoqualmie Ridge II.

1. Neighborhood Entry Feature/Residential***Function***

To create neighborhood entry landmarks through the use of public art, landscaping feature or subdued neighborhood entry marker.

Placement

At intersections with neighborhood collectors.

Illumination

Ambient or subtle ground illumination. All lighting fixtures shall be full-cutoff. No uplighting fixtures shall be used.

Size

Neighborhood Entry Feature: Neighborhood entry features should be proportional to their surroundings, the neighborhood identity and associated street. Public art elements should not exceed a height of 10 ft.

Neighborhood entry marker: 20 square feet maximum.

Materials

Neighborhood entry marker: Primarily stone or masonry with concrete, wood or metal as a secondary material.

Public art: Stone, wood, metal or natural materials.

Name plates: May be glue-laminated wood, stone, metal or concrete with etched, sandblasted or debossed graphics.

Landscape plantings to complement entry markers or public art are permitted. Applicants are encouraged to emphasize plantings that are native or hardy low water use adapted plant species and other naturally occurring elements. Consideration of man made and ornamental elements will be considered.

Colors

Colors shall be natural or subdued in tone.

Typography

Times Roman Condensed or other font selections approved by the NCC, initial capital height: 5 1/8"; small capital height maximum 4-3/4". Centered with sign face. Up to three words are allowed.

Quantity

One neighborhood entry marker, public art piece or landscape feature per parcel. The entry feature can occur on both sides of the parcel entry. Maximum of one intersection per parcel may have a signed neighborhood entry marker.



Monument Examples

2. Street Name Sign

Function

To identify street name block and number. See Chapter 10 of the Snoqualmie Ridge II Development Standards.

3. Municipal/Regulatory Signs***Function***

To provide necessary regulatory information.

See Chapter 10 of the *Snoqualmie Ridge II Development Standards*.

4. Temporary Master Site Plan Sign***Function***

To help visitors pinpoint their location within the development, and to present enough information to help them find their way towards their destination. The directory also will make a statement about the developer's commitment to a high quality environment, indicate points of interest in the City of Snoqualmie, and tell the story of Snoqualmie Ridge II.

Placement

Near a focal area such as the Information Center.

Materials

Post: 4" x 4" cedar or pressure treated Douglas fir.

Panels: Medium density overlay plywood.

Graphics: Vinyl computer cut with silk-screened logo.

Illumination

Ambient or directed spot light.

Typography

Primary Information: *Times Roman Condensed*.

Secondary Information: *Franklin Gothic Condensed*. Use camera-ready art.

Maximum Size

Panel: 30 square feet.

Quantity

One.

Notes

Fabricated logo panel, as well as sign face, to have mitered joints (at points where face wraps around posts); all fasteners to be galvanized. No visible fasteners on face of panels. Use only solid body stain on posts. Post placed in below-grade concrete.

5. Temporary Marketing Signs

Function

To help first-time visitors find their way to various destinations, specific neighborhoods, and model homes during the marketing phase of the project.

Placement

Strategically located along key routes and at points where directional decisions have to be made.

Material

Post: 4" x 4" cedar or pressure treated Douglas fir.

Panels: Plate aluminum with vinyl computer cut graphics or wood with MDO skin .

Illumination

Ambient or directed spot light.

Typography

Primary Information: *Times Roman*

Condensed or other font selections approved by the NCC, upper and lower case. Use camera-ready art for logos.

Neighborhood identities: Use camera-ready art.

Maximum Size

Panel: 30 square feet.

Overall Height-Post and Panel: 8 feet.

Quantity

Temporary marketing signs should be combined to minimize the number and reduce visual clutter. A Comprehensive Temporary Marketing Sign Plan shall be reviewed and approved by the City and NCC.



Marketing Sign Example

Notes

Signs may be one- or two-faced. Second side uses same specification. Snoqualmie Ridge logo to be included on sign or silk-screened on separate plaque and attached to post. All fasteners to be galvanized. No visible fasteners on face. Use only solid body stain on post.

6. Temporary Construction and Future Use Information Signs

Function

To provide basic information as to the name of the project, future use and firms involved with it.

Placement

Along the roadway in front of the project.

Materials

Post: 4" x 4" cedar or pressure treated Douglas fir.

Panels: Medium density overlay plywood.

Graphics: As may be approved by the NCC.

Illumination

Ambient or directed spot light.

Typography

Times Roman Condensed or other font selections approved by the NCC, upper and lower case. Capital height 5", with 2 1/2" between lines. Use camera-ready logo art.

Maximum Size

Panel: 30 square feet.

Quantity

One per project site.

Notes

Signs may be one- or two-faced. Second side uses same specifications.

Fabricated logo panel as well as sign face to have mitered joints (at points where face wraps around posts); all fasteners to be galvanized. No visible fasteners on face panels. Hardware to be counter-sunk, filled, sanded and painted to match surface. Use only solid body stain on posts.

7. Temporary Lot Marker

Function

To identify land under development and to help people connect what they see on the printed site plan with the actual site.

Placement

Centered on the site's frontage.

Materials

Post: 4" x 4" cedar or pressure treated Douglas fir.

Panels: Medium density overlay plywood.

Illumination

Ambient.

Typography

Times Roman Condensed or other font selections approved by the NCC, upper and lower case. Capital height 2". Use camera-ready art for icon.

Maximum Size

Panel: 1 square foot (8" x 18").

Overall Height-Post and Panel: 3'-6".

Quantity

One per lot.

Notes

Signs may be one-or two-faced and post mounted. Second side uses same specifications. Logo shall be 3-3/4" in height. No visible fasteners on face. Use only solid body stain on post.

8. Banners

Function

To highlight, commemorate or celebrate community, marketing or seasonal events.

Placement

Attached to light standards or freestanding poles.

Materials

May be nylon fabric, perforated metal, or other appropriate banner material.

Illumination

Ambient or directed spot.

Typography

Appropriate to the event.

Maximum Size

10 square feet (5'x2').

Quantity

As necessary.

Notes

Upon NCC and city approval, banners may be attached to existing light standards. Proposals for new freestanding structures must meet all submittal requirements, including engineers' approval.

9. Address Identification

Function

To identify a residence by street address.

See Snoqualmie Municipal Code Chapter 12.08 for specifications.

10. National or State Flags

Function

To display national and/or state flags. Flags other than national and state may be flown periodically to demonstrate support, such as university or military service colors.

Placement

Flags must be supported by a pole, either freestanding or mounted to structure.

Materials

Poles may be wood or painted metal. Colors to match the primary structure color.

Typography

As contained on flag.

Maximum Size

15 square feet (5' x 2').

Quantity

One pole per residence.

CHAPTER V

DESIGN SUBMITTAL AND APPROVAL

TABLE OF CONTENTS

A. NEW CONSTRUCTION COMMITTEE..... V-3

B. MODIFICATIONS COMMITTEE V-4

C. PROCEDURE..... V-4

This page intentionally left blank

CHAPTER V

DESIGN SUBMITTAL AND APPROVAL

A system of conservation based solely on economic self-interest is hopelessly lopsided. It tends to ignore, and thus eventually to eliminate, many elements in the land community that lack commercial value, but that are (as far as we know) essential to its healthy functioning. It assumes, falsely, I think, that the economic parts of the biotic clock will function without the uneconomic parts. It tends to relegate to government many functions eventually too large, too complex, or too widely dispersed to be performed by government. An ethical obligation on the part of the private owner is the only visible remedy for these situations.

*Aldo Leopold
A Sand County Almanac, 1949*

Before the start of site improvements or construction, all new residential development must be approved in writing by the NCC as provided in the CC&Rs and these *Residential Design Guidelines*. Approval by the NCC does not eliminate the need for any required City permits or approvals for site improvements or construction.

All residential properties in Snoqualmie Ridge II are subject to the Declaration of Covenants, Conditions and Restrictions for Snoqualmie Ridge Residential Property (CC&Rs). All owners of residential properties are members of the Snoqualmie Ridge Residential Owners Association (ROA). The CC&Rs should be reviewed for legal clarification for all entitlement procedures.

A. New Construction Committee

The New Construction Committee (NCC) has jurisdiction pursuant to the CC&Rs over all original exterior construction and private lot frontage landscaping up to the point of initial occupancy except for issues covered in Chapters 8 and 11 of the Snoqualmie Ridge II Development Standards and Snoqualmie Municipal Code. These chapters cover issues such as landscaping in the public right-of-way, building height, lot coverage and setbacks.

The City Planning Department shall have an official role as a participant on the Snoqualmie Ridge II New Construction Committee for residential plan review and shall have ultimate authority to approve basic plans and elevations for consistency with the façade variation requirements.

In addition to review by the NCC, these elements are subject to review by the City at the point of preliminary plat or building permit application. The NCC reviews design applications, interprets the Design Guidelines and approves or denies all proposals for

residential construction in Snoqualmie Ridge. Interior layout is not reviewed unless it directly affects the exterior appearance or privacy of other lots.

The composition of the NCC is set forth in the CC&Rs. The committee will meet as often as its business requires. All new residential development must be approved in writing by the NCC as provided in the CC&Rs and these Residential Design Guidelines. Municipal buildings are subject to review by the NCC. The NCC may make non-binding recommendations to the City regarding compliance with these design guidelines.

B. Modifications Committee

The Modifications Committee has jurisdiction pursuant to the CC&Rs over all exterior building modifications, additions or alterations after initial occupancy. It may delegate its authority as to a particular neighborhood to the appropriate board or committee of the neighborhood.

The composition of the MC is set forth in the CC&Rs. The committee will meet as often as its business requires. All modifications to the exterior of existing residential property must be approved in writing by the Modifications Committee as provided in the CC&Rs and the Residential Design Guidelines.

C. Procedure

No work on a site improvement or residential structure may be initiated within Snoqualmie Ridge until approved by the New Construction Committee or Modifications Committee (refer to the CC&Rs), and any required City permits or approvals have been obtained.

Approval by the appropriate committee does not waive requirements for City of Snoqualmie permits, nor does obtaining City permits waive the need for NCC or MC approval. The review process is diagrammed in Figure 4.1.

Approval by the appropriate committee satisfies the requirements of SMC 17.80, Design Review, as provided by Final Plan Condition 13.

1. Pre-Design Phase

A recommended pre-design meeting enables the applicant to discuss the proposed project prior to completing final drawings, to clarify questions about the design guidelines and approval process, or to receive informal comments on preliminary concepts. More than one pre-design meeting may be scheduled if the applicant desires.

Conceptual drawings may be presented to the appropriate committee before or at the pre-design meeting. Any combination of drawings-or simply a discussion with no drawings at all- may be appropriate for this preliminary review.

Depending on the nature of the project, the committee may ask for more information or suggest that certain alternatives or issues be addressed in the final

submittal. The committee may waive requirements, or ask for additional information to reach an informed decision.

2. Design Phase

Applicant prepares and submits applications. Information beyond the minimum may be submitted. The committee will review the application to make sure it is complete, then notify the applicant of a review date.

Plans and specifications should be submitted to:

Mailing Address:

Snoqualmie Ridge
New Construction Committee
35131 SE Douglas Street, #112
Snoqualmie, WA 98065

3. Application Review

Application review will proceed once a complete application, as determined by the Committee, has been received. The committee shall meet and issue a decision within 15 working days after it receives a complete application and plan submittal. If the Committee determines that an application is incomplete the applicant will be notified and the review clock will stop. If the committee fails to either approve or notify incompleteness with the 15 work day period, then, the application shall be deemed approved and the applicant is entitled to a Letter of Approval (LOA).

When an application is approved, LOA shall be issued. This LOA must accompany a plat or building permit application to the City. Enforcement of any NCC requirements is the sole responsibility of the NCC and the applicant. Both committee and City approvals must be obtained prior to the start of any site or building improvements. Committee approval does not replace approvals from the City, except that issuance of the LOA and compliance with the Snoqualmie Ridge Development Standards shall satisfy the requirements of SMC 17.80, Design Review.

NCC approval is valid for one year from its issuance or from the date of City final plat approval, whichever is later, even if ownership of the site changes.

MC approval is valid for one year from its issuance or from the date of City approval, whichever is later, even if ownership of the site changes.

4. Modifications

A Letter of Approval (LOA) from the Modifications Committee (MC) is required prior to any exterior modification (e.g. painting) or addition to a structure or lot, regardless of whether a building permit is required.. Additions or modifications may also require a building permit from the City. (Figure 4.2)

Previously approved colors and landscaping or fences specifically mentioned in these guidelines may be installed without submittal to the MC. Approved colors are available from the Residential Homeowners Association.

5. Construction

Securing home construction permits is the applicant responsibility. All construction shall conform to the final submittal as approved by the NCC and applicable City approvals.

6. Completion of Project

The NCC has the right to access a building site at any time to inspect for compliance with approved plans. If any construction has occurred without approval by the committee or with significant deviations from approved plans and specifications, the committee may issue a notice of violation to the owner. The notice shall describe the violation and any corrective action. Until a resolution agreeable to the committee has been implemented, no further applications for construction or modification submitted by the owner will be approved.

7. Amendments to Approvals

Changes in site plans, plats or architectural plans after initial approval require a separate committee review and approval process, and may require City approval.

8. Differing Design Proposals

An applicant may propose a design that differs from these design guidelines:

- ♦ When dictated by site-specific circumstances such as unusual topography, natural constraints, or aesthetic or environmental considerations; or
- ♦ When the different design would promote the construction of affordable housing as defined in the Affordable Housing Action Plan attached to the Final Plan.

The different design may be approved only if it is consistent with the purposes and intent of the design guidelines, as set forth in Chapter I of the Snoqualmie Ridge II Development Standards, and with the approved Mixed Use Final Plan.

9. Appeals

The committee responsible for a decision may reconsider any action after it becomes final if any of the following apply:

- ♦ The action was based in whole or in part on erroneous information.
- ♦ The action when taken failed to comply with applicable laws or regulations.

- ♦ An error of procedure occurred which prevented consideration of interests of persons directly affected by the action.
- ♦ An appeal is filed within 30 days of the approval.

10. Amendments to Guidelines

The Residential Owners Association board of directors may amend or supplement the design guidelines in accordance with the CC&Rs. It is intended that these guidelines be reviewed from time to time and revised in response to changing conditions.

The NCC shall notify the City of Snoqualmie by mail or e-mail at least 10 days in advance of any meeting called for the purpose of approving any amendment to the Residential Design Guidelines, and shall provide the City with a copy of the proposed amendment. Any such amendment shall be subject to the approval of the City Council, provided that City Council shall consider and decide on requested amendment within 90 days..

SNOQUALMIE RIDGE II DESIGN GUIDELINES APPENDIX A

SNOQUALMIE RIDGE II RECOMMENDED PLANT LIST

This recommended plant list incorporates most of the species available in the Northwest for use on Snoqualmie Ridge Phase II. For most situations, native plants and drought adapted species should be considered first and they are shown **bolded** in the list below. While native plants will need nurturing and maintenance during their establishment years, once established they will exhibit their beauty without high levels of water and intense maintenance. While allowing for flexibility by individual homeowners, it is the desire of the Snoqualmie Ridge II project to minimize the reliance upon excessive water or burdensome maintenance. Prior to planting any of the species on this list, careful consideration should be given to soil preparation, exposure, grouping of similar materials, and natural and created drainage patterns. Carefully consider the ultimate size of plant material before planting as well so that plants do not overgrow their intended spaces.

Common Name

Botanical Name

Deciduous Trees

Vine Maple	<i>Acer circinatum</i>
Serviceberry	<i>Amelancier canadensis</i>
Pacific Dogwood	<i>Cornus 'Eddie's White Wonder'</i>
Pacific Dogwood	<i>Cornus nuttalli</i>
Western Hazelnut	<i>Corylus cornuta californica</i>
Carriere Hawthorn	<i>Crataegus lavellei</i>
Oregon Ash	<i>Fraxinus latifolia</i>
Oregon Crabapple	<i>Malus fusca</i>
Sargent Cherry	<i>Prunus sargentii</i>
Garry Oak	<i>Quercus garryana</i>
Staghorn Sumac	<i>Rhus typhina</i>
Mountain Ash	<i>Sorbus sitchensis</i>
Hedge Maple	<i>Acer campestre</i>
David Maple	<i>Acer davidii</i>
Amur Maple	<i>Acer ginnala</i>
Rocky Mountain Maple	<i>Acer glabrum 'douglasii'</i>
Paperbark Maple	<i>Acer griseum</i>
Fullmoon Maple	<i>Acer japonicum</i>
Box Elder Maple	<i>Acer negundo</i>
Japanese Maple	<i>Acer palmatum</i>
Norway Maple	<i>Acer platanoides</i>
Red Maple	<i>Acer rubrum</i>
Sugar Maple	<i>Acer saccharum</i>
Serviceberry	<i>Amelancier laevis</i>
Himalayan Birch	<i>Betula jacquemontii</i>
Monarch Birch	<i>Betula maximowicziana</i>
River Birch	<i>Betula nigra</i>
Paper Birch	<i>Betula papyrifera</i>
European Hornbeam	<i>Carpinus betulus</i>
Katsura Tree	<i>Cercidiphyllum japonicum</i>
Eastern Redbud	<i>Cercis canadensis</i>
Flowering Dogwood	<i>Cornus florida</i>
Korean Dogwood	<i>Cornus kousa</i>
Cornelian Cherry	<i>Cornus mas</i>
Black Hawthorn	<i>Crataegus douglasii</i>

<u>Common Name</u>	<u>Botanical Name</u>
English Hawthorn	<i>Crataegus laevigata</i>
Washington Thorn	<i>Crataegus phaenopyrum</i>
Dove Tree	<i>Davidia involucrata</i>
European Beech	<i>Fagus sylvatica</i>
White Ash	<i>Fraxinus americana</i>
Marshall Seedless Ash	<i>Fraxinus pennsylvanica</i> 'Marshall'
Maidenhair Tree	<i>Ginkgo biloba</i>
Thornless Honeylocust	<i>Gleditsia triacanthos</i> 'Inermis'
Silverbell	<i>Halesia carolina</i>
Black Walnut	<i>Juglans nigra</i>
American Sweetgum	<i>Liquidambar styraciflua</i>
Tulip Tree	<i>Liriodendron tulipifera</i>
Yulan Magnolia	<i>Magnolia heptapeta</i>
Anise Magnolia	<i>Magnolia salicifolia</i>
Saucer Magnolia	<i>Magnolia soulangiana</i>
Star Magnolia	<i>Magnolia stellata</i>
Loebner Magnolia	<i>Magnolia x loebneri</i> 'Leonard Messel'
Loebner Magnolia	<i>Magnolia x loebneri</i> 'Merrill'
Crabapples	<i>Malus</i> , disease resistant
Tupelo	<i>Nyssa sylvatica</i>
Sorrel Tree	<i>Oxydendrum arboreum</i>
London Plane Tree	<i>Platanus acerifolia</i> 'Bloodgood'
Bolleana Poplar	<i>Populus alba</i> 'Pyramidalis'
Lombardy Poplar	<i>Populus nigra</i> 'Italica'
Quaking Aspen	<i>Populus tremuloides</i>
European Bird Cherry	<i>Prunus padus</i>
Birch Bark Cherry	<i>Prunus serrula</i>
Japanese Cherry	<i>Prunus serrulata</i> var.
Autumn Flowering Cherry	<i>Prunus subhirtella</i> 'Autumnalis'
Yoshino Cherry	<i>Prunus yedoensis</i>
Bradford Pear	<i>Pyrus calleryana</i> 'Bradford'
Wild Crabapple	<i>Pyrus fusca</i>
Scarlet Oak	<i>Quercus coccinea</i>
Pin Oak	<i>Quercus palustris</i> 'Crownright'
Willow Oak	<i>Quercus phellos</i>
English Oak	<i>Quercus robur</i>
Northern Red Oak	<i>Quercus rubra</i>
Shumard Red Oak	<i>Quercus shumardii</i>
Golden Weeping Willow	<i>Salix alba</i> var. <i>tristis</i>
Weeping Willow	<i>Salix babylonica</i>
Black Willow	<i>Salix lasiandra</i>
Corkscrew willow	<i>Salix matsudana</i> 'Tortuosa'
European Mountain Ash	<i>Sorbus aucuparia</i>
Tall Stewartia	<i>Stewartia monadelphica</i>
Japanese Stewartia	<i>Stewartia pseudocamellia</i>
Japanese Snowbell	<i>Styrax japonica</i>
Lilac Tree	<i>Syringa vulgaris</i>
Littleleaf Linden	<i>Tilia cordata</i>
Chinese Elm	<i>Ulmus parvifolia</i>
Village Green Zelkova	<i>Zelkova serrata</i> 'Village Green'

<u>Common Name</u>	<u>Botanical Name</u>
<u>FRUIT TREES</u>	<u>Frost-free varieties</u>
Apple	Criterion, Red Jonagold, Super Jon
Apricot	Puget Gold
Peach	Frost
Pear	Anjou, Comice, Chojuro
<u>CONIFEROUS TREES</u>	
Grand Fir	<i>Abies grandis</i>
Incense Cedar	<i>Calocedrus decurrens</i>
Port Orford Cedar	<i>Chamaecyparis lawsoniana</i>
Alaska Cedar	<i>Chamaecyparis nootkatensis</i>
Pacific Wax Myrtle	<i>Myrica californica</i>
Sitka Spruce	<i>Picea sitchensis</i>
Lodgepole Pine	<i>Pinus contorta</i>
Western White Pine	<i>Pinus monticola</i>
Ponderosa Pine	<i>Pinus ponderosa</i>
Douglas Fir	<i>Pseudotsuga menziesii</i>
Coast Redwood	<i>Sequoia sempervirens</i>
Giant Sequoia	<i>Sequoiadendron giganteum</i>
Western Red Cedar	<i>Thuja plicata</i>
Western Hemlock	<i>Tsuga heterophylla</i>
Mountain Hemlock	<i>Tsuga mertensiana</i>
Deodar Cedar	<i>Cedrus deodara</i>
Japanese Cryptomeria	<i>Cryptomeria japonica</i>
Cypress	<i>Cupressus</i> sp.
Norway Spruce	<i>Picea abies</i>
Japanese Red Pine	<i>Pinus densiflora</i>
Scots Pine	<i>Pinus sylvestris</i>
Japanese Black Pine	<i>Pinus thunbergii</i>
<u>Evergreen Shrubs</u>	
Pacific Madrone	<i>Arbutus menziesii</i>
Strawberry Tree	<i>Arbutus unedo</i>
Compact Strawberry Tree	<i>Arbutus unedo</i> 'Compacta'
Hairy Manzanita	<i>Arctostaphylos columbiana</i>
Redstem Ceanothus	<i>Ceanothus sanguineus</i>
White Rock Rose	<i>Cistus x hybridus</i>
Oregon Grape	<i>Mahonia aquifolium</i>
Low Oregon Grape	<i>Mahonia nervosa</i>
Portugal Laurel	<i>Prunus lusitanica</i>
Western Rhododendron	<i>Rhododendron macrophyllum</i>
Evergreen Huckleberry	<i>Vaccinium ovatum</i>
Pink Abelia	<i>Abelia</i> g. 'Edward Goucher'
Glossy Abelia	<i>Abelia grandiflora</i>
Sherwood Dwarf Abelia	<i>Abelia grandiflora</i> 'Sherwoodii'
Japanese Camellia	<i>Camellia japonica</i>
Sasanqua Camellia	<i>Camellia sasanqua</i>
Willowleaf Cotoneaster	<i>Cotoneaster salicifolius</i>
Escallonia	<i>Escallonia</i> 'Apple Blossom'
Escallonia	<i>Escallonia</i> 'Fradesii'
Japanese Holly	<i>Ilex crenata</i>
Mountain Laurel	<i>Kalmia latifolia</i>
Viburnum tinus 'Compactus'	<i>Laurustinus</i>
Burkwood Osmanthus	<i>Osmanthus burdwoodii</i>
Delavay Osmanthus	<i>Osmanthus delavayi</i>

Common Name

Holly-leaf Osmanthus
 Osmaria
 Pernettya
 Japanese Photinia
 Mountain Pieris
 Chinese Andromeda
 Japanese Pieris
 Dwarf English Laurel
 Zabel Laurel
 Rhododendron
 Rosemary
 Evergreen Blackberry
 Fragrant Sarcococca
 Japanese Skimmia
 Skimmia
 Laurustinus

Botanical Name

Osmanthus heterophyllis 'Illicifolius'
Osmaria burkwoodii
Pernettya mucronata
Photinia glabra
Pieris floribunda
Pieris formosa var. *forestii*
Pieris japonica
Prunus laurocerasus 'Otto Luyken'
Prunus laurocerasus 'Zabeliana'
Rhododendron spp. & hybrids
Rosmarinus officinalis
Rubus laciniatus
Sarcococca ruscifolia
Skimmia japonica
Skimmia reevesiana
Viburnum tinus 'Spring Bouquet'

Deciduous Shrubs

Western Serviceberry
Redtwig Dogwood
Ocean Spray
Indian Plum
Cascade sagrada
Western Azalea
Red-flowering Currant
Nootka Rose
Rugosa Rose
Thimbleberry
Salmonberry
Pussy Willow
Red Elderberry
Common Snowberry
Red Huckleberry
 Japanese Beautyberry
 Siberian Dogwood
 Enkianthus
 Winged Euonymus
 Fuschia
 Chinese Witch Hazel
 Oakleaf Hydrangea
 Lacecap Hydrangea
 Star Magnolia
 Mock Orange
 Potentilla
 Chokecherry
 Korean Rhododendron
 Royal Azalea
 Sweetbrier
 Little Wild Rose
 Black Raspberry
 Hooker Willow
 Blue Elderberry
 Thunberg Spiraea
 Chenault Coralberry
 Common Lilac

Amelanchier alnifolia
Cornus stolonifera
Holodiscus discolor
Oemleria cerasiformis
Rhamnus purshiana
Rhododendron occidentale
Ribes sanguineum
Rose nutkana
Rosa rugosa
Rubus parviflorus
Rubus spectabilis
Salix discolor
Sambucus racemosa
Symphoricarpos albus
Vaccinium parvifolium
Callicapra japonica
Cornus alba 'Sibirica'
Enkianthus campamulatus
Euonymus alata 'compacta'
Fuschia magellanica
Hamamelis mollis
Hydrangea quercifolia
Hydrangea, lacecap varieties
Magnolia stellata
Philadelphus lewisii
Potentilla fruticosa
Prunus virginiana
Rhododendron mucronulatum
Rhododendron schlippenbachii
Rosa eglanteria
Rosa gymnocarpa
Rubus leucodermis
Salix lasiandra
Sambucus caerulea
Spiraea thunbergii
Sumphoricarpos chenaultii
Syringa vulgaris

Common Name

Highbush Blueberry
 Burkwood Viburnum
 Highbush Cranberry
 Doublefile Viburnum

Botanical Name

Vaccinium corymbosum
Viburnum burkwoodii
Viburnum edule
Viburnum plicatum 'Mariesii'

Groundcover

Kinnikinnick
Cascade Mahonia
Bunchberry
Rockspray Cotoneaster
Rockspray Cotoneaster
Wild Strawberry
Salal
Redwood Sorrel
Sword Fern
 Scotch Heather
 Point Reyes Ceanothus
 Irish Bell Heather
 Bishop's Hat
 Red Epimedium
 Winter Heather
 Bell Heather
 Mediterranean Heath
 Winter Creeper Euonymus
 Japanese Holly
 Drooping Leucothoe
 Rose
 Memorial Rose
 Irish Moss
 Sarcococca hookerana
 Periwinkle
 Barren Strawberry

Arctostaphylos uva-ursi
Mahonia nervosa
Cornus canadensis
Cotoneaster microphyllus
Cotoneaster microphyllus 'Cochleatus'
Fragaria chiloensis
Gaultheria Shallon
Oxalix oregona
Polystichum munitum
Calluna vulgaris
Ceanothus gloriatus
Daboecia cantabrica
Epimedium grandiflorum
Epimedium rubrum
Erica carnea
Erica cinerea
Erica x darleyensis
Euonymus fortunei
Ilex crenata
Leucothoe fontanesiana
Rosa 'Max Graaf'
Rosa wichuraiana
Sagina subulata
Sarcococca
Vinca minor
Waldsteinia fragarioides

Vines

Fiveleaf Akebia
 Evergreen Clematis
 Clematis
 Clubmin Hydrangea
 Hall's Honeysuckle
 Woodbine
 Virginia Creeper
 Boston Ivy
 Chinese Wisteria

Akebia quinata
Clematis armandii
Clematis cultivars
Hydrangea anomala petiolaris
Lonicera japonica 'Halliana'
Lonicera periclymenum
Parthenocissus quinquefolia
Parthenocissus tricuspidata
Wisteria sinensis

Perennials

Camass
Dusty Miller
Snow-in-Summer
Sun Rose
Lavender
Lupine
Feverfew
Chinese Lantern
Cinquefoil
Flowering Sage

Camassia
Centaurea
Cerastium
Helianthemum
Lavandula
Lupinus
Marticaria
Physalis alkekengi
Potentilla
Salvia

<u>Common Name</u>	<u>Botanical Name</u>
Sedum	<i>Sedum</i>
Lambs Ear	<i>Stachys lanata</i>
Yarrow	<i>Achillea</i>
Hollyhock	<i>Alcea</i>
Golden Marguerite	<i>Anthemis</i>
Columbine	<i>Aquilegia</i>
Rock Cress	<i>Arabis</i>
Sandwort	<i>Areneria</i>
Thrift	<i>Armeria</i>
Michaelmas Daisy	<i>Aster</i>
Purple Rock Cress	<i>Aubrieta</i>
Heartleaf Bergenia	<i>Bergenia cordifolia</i>
Bellflower	<i>Campanula</i>
Carnation	<i>Dianthus</i>
Wallflower	<i>Cheiranthus</i>
Chrysanthemum	<i>Chrysanthemum</i>
Tickseed	<i>Coreopsis</i>
Pinks	<i>Dianthus</i>
Leopard's Bane	<i>Doronicum</i>
Fleabane	<i>Erigeron</i>
Blanket Flower	<i>Gaillardia</i>
Rose of the Rockery	<i>Geum</i>
Baby's Breath	<i>Gypsophila</i>
Coral Bells	<i>Heuchera</i>
Candytuft	<i>Iberis</i>
Edelweiss	<i>Leontopodium</i>
Columbia Lily	<i>Lilium columbianum</i>
Cardinal Flower	<i>Lobelia</i>
Forget-me-not	<i>Myosotis</i>
Catmint	<i>Nepeta faassenii</i>
Poppy	<i>Papaver</i>
Jacob's Ladder	<i>Polemonium</i>
Painted Daisy	<i>Pyrethrum</i>
Black-eyed Susan	<i>Rudbeckia</i>
Purple robe	<i>Saxifraga</i>
Pincushion Flower	<i>Scabiosa</i>
Sea Lavender	<i>Limonium</i>
Stokes Aster	<i>Stokesia</i>
Germander	<i>Teucrium</i>
Red Hot Poker	<i>Kniphofia</i>
Tulip	<i>Tulipa</i>
Speedwell	<i>Veronica</i>

Recommended Lawn Mix**% by Weight**

45
20
15
20

Ingredient

Omega II Perennial Ryegrass
Cascade Chewings Fescue
Illahee Red Fescue
Red Creeping Fescue

SNOQUALMIE RIDGE II DESIGN GUIDELINES APPENDIX B

DEFINITIONS

ACTIVITY CENTER

A destination for many people as opposed to an individual

ALLEYS

Alleys provide very low speed vehicle access between land uses and local access streets or collectors, as well as providing a place where the servicing needs of a home or business may be met.

ARCHITECT

A person licensed to practice architecture in the State of Washington

AREA OF COMMON RESPONSIBILITY

The residential common area and other areas, if any, which become the responsibility of the Residential Owners Association (ROA).

BERM

A raised linear earthform. As used in these guidelines, a physical berm is intended to serve as a buffer or visual attenuation.

BOARD (BOARD OF DIRECTORS)

The body responsible for administering the Snoqualmie Ridge Residential Owners Association (ROA), selected as provided in the By-Laws of the CC&Rs and serving as the board of directors under Washington corporate law.

BUFFER

An area of land which visually separates two adjoining land uses. A buffer may be composed of a berm and/or vegetation.

BUILDER

A person or corporation or partnership who purchases one or more lots on which to construct improvements for resale or rent to consumers.

BUILDING

A structure to support, shelter or enclose people or property.

CALIPER

The thickness (*diameter*) of a tree's trunk, measured 4 feet above ground.

COVENANTS, CONDITIONS AND RESTRICTIONS (CC&Rs)

That document entitled “Declaration of Covenants, Conditions and Restrictions for Snoqualmie Ridge Residential Property,” recorded under King County Recording Number 9704250998, setting forth mutually beneficial restrictions under a general plan of improvement for all owners of residential properties, and including all additions to and extensions of such CC&Rs previously recorded or to be recorded in the future, as provided in said document.

COMMUNITY-WIDE STANDARDS

Standards of conduct, maintenance, or other activity generally prevailing throughout the residential properties. Such standards may be more specifically determined by the Board or the New Construction or Modification Committees.

DECLARANT

Declarant means any owner of property in Snoqualmie Ridge II authorized under Washington law to record a declaration of covenants, conditions, and restrictions on such property.

DEDICATED

Property which has been transferred from private to public ownership for a public purpose (e.g., dedicated roadways, dedicated open space).

DEVELOPER

A person or corporation who purchases real property on which to construct infrastructure for resale to builders.

DEVELOPMENT

The construction or reconstruction of a structure or infrastructure on a particular site.

EASEMENT

An owner’s authorization for another to use property for a specified purpose.

ELEVATION

The architectural plans or drawings indicating the front of a house or building that faces the street.

FLOOR PLAN

The architectural plans or drawings indicating the outline of wall placements as viewed from above the house looking down.

LANDSCAPE ARCHITECT

A person licensed as a landscape architect in the State of Washington.

LOCAL ACCESS STREET

Provides access to individual lots within a neighborhood and connections to the larger roadway systems.

LOT

A parcel of land unoccupied, occupied or to be occupied by a use or building and accessory buildings. Lots shall have direct legal access to a street or access to a street over an easement approved by the City.

LOT COVERAGE

That portion of a lot occupied by the principal and accessory buildings, including all structures greater than 3 feet in height, excluding fences and walls.

MAJOR ARTERIAL

The Snoqualmie Ridge Parkway

MASONRY

Stonework or brickwork

MINOR ARTERIALS

Minor arterials provide intracommunity connections. (Generally, these connect the Snoqualmie Ridge Parkway to activity centers).

MODIFICATIONS COMMITTEE (MC)

A committee with jurisdiction over all exterior modifications, additions or alterations to existing structures and any related open space.

NEW CONSTRUCTION COMMITTEE (NCC)

A committee with jurisdiction over all original exterior construction of any home.

NEIGHBORHOOD

Generally a parcel, bounded by streets classified above the local access level, open space, park or golf course frontage.

OFF-STREET PARKING

Parking outside of improved road rights-of-way in designated garages, parking areas, residential driveways, garages or parking lots.

ON-STREET PARKING

Parking within improved road rights-of-way--usually parallel or angle parking adjacent to the curb.

OPEN SPACE, COMMON

Open space permanently owned in common or held for use by more than one individual property owner or resident for lot access (alleys or private joint use driveways), recreational use, landscaping, preservation of sensitive areas or other use allowed by the Mixed Use Final Plan and the Snoqualmie Ridge Residential Owners Association.

OPEN SPACE, DEDICATED

Open space permanently dedicated and held for public use or interest as part of the City's Comprehensive Open Space System.

OWNER

One or more persons who hold the record title to any lot or parcel, except persons who hold an interest merely as security for the performance of an obligation in which case the equitable owner will be considered the owner. Unless a recorded contract of sale specifically provides otherwise, the purchase (rather than the fee owner) will be considered the owner.

PARCEL

The parcels identified in the Mixed Use Final Plan for Snoqualmie Ridge II.

PERMANENT STRUCTURE

Any structure which reasonably may be expected to stay in one place for more than three years.

PLAT

The map or representation of a subdivision.

RESIDENTIAL OWNERS' ASSOCIATION (ROA)

Snoqualmie Ridge Residential Owners Association, its successors or assigns, as defined in the By-Laws of the Residential CC&Rs.

SETBACKS

The distance that buildings or uses (e.g. fences, hedges) must be removed from their lot lines or from other buildings or land use designations.

SNOQUALMIE RIDGE

The master-planned development defined by the Snoqualmie Ridge Mixed Use Final Plan which comprises all property subjected (now or later) to the approved Mixed Use Final Plan and both the Residential and Commercial CC&Rs.

STRUCTURE

Anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground, but not including fences and walls less than six feet in height.

SUBDIVISION

The division of land into two or more lots, or sites for the purpose of sale or lease.

TEMPORARY STRUCTURE

Any structure which reasonably can be expected to be removed in less than a three-year period, usually associated with construction-related structures.

TEMPORARY SIGN

Signs intended for a limited duration associated with construction phase or sales period.

TRACT

A non-buildable lot created by subdivision.

WAINSCOT

The lower part of a wall when finished in a material different from that of the upper part.

APPENDIX C SNOQUALMIE RIDGE II DESIGN GUIDELINES

SNOQUALMIE RIDGE NEW CONSTRUCTION COMMITTEE CLIENT ASSISTANCE MEMO

The Residential Design Guidelines for Snoqualmie Ridge *govern architectural design, materials, landscaping and other elements affecting the visual character of new residential neighborhoods within Snoqualmie Ridge. The Design Guidelines are implemented through a design review process by the Snoqualmie Ridge New Construction Committee. A letter of Site Plan and Architectural Plan approval from the NCC is required as part of the Building Permit submittal process to the City of Snoqualmie. The purpose of this Client Assistance Memo is to outline the requirements for submittal to the Snoqualmie Ridge New Construction Committee, and to explain the process. An application form is also provided as part of this memo. This memo is not meant to replace the Guidelines, and the Guidelines should be thoroughly reviewed prior to submittal.

*Note: There are separate guidelines for SR I and SR II. Please confirm which guidelines apply to your submittal.

The following reviews are typically required by the committee prior to issuance of building permit by the City of Snoqualmie:

1. SITE PLAN
2. ARCHITECTURAL PLANS
3. LANDSCAPE PLAN
4. COLORS AND MATERIALS

SUBMITTAL REQUIREMENTS FOR EACH LOT

Each lot within Snoqualmie Ridge must be reviewed by the NCC. For builders constructing multiple similar homes within a plat, standard plans may be submitted. Standard Plans are defined as plan sets intended to be build on multiple lots within a parcel and generally precede individual site plan approval. Standard Plans are reviewed and subject to approval on a parcel by parcel basis. A builder intending to use the same plan in another parcel is required to re-submit the plan to the NCC. Individual site plan, landscape, and color and material submittal is still required.

Builders or property owners constructing single plans, whether custom or speculative, are reviewed on an individual lot basis.

Please note that the New Construction Committee encourages submittal of all required review materials at the same time whenever possible. Provide (2) two copies of all required drawings to the committee. Materials must be received at least one week prior to the meeting. Submit materials to:

**New Construction Committee
Quadrant Homes
35131 SE Douglas Street, #112
Snoqualmie, WA 98065**

Meetings of the New Construction Committee typically occur on Tuesday afternoons. Materials must be received by Monday of the previous week to be placed on the agenda for review. Property owners and builders are welcome to attend the meetings by prior arrangement. Meeting times and locations are subject to change. Please phone Mary Hanson (425-396-1201) to confirm meeting time and location and/or to arrange to attend a meeting.

SITE PLAN

1. Drawing format: Black and white drawings, 24" x 36" maximum size, legal size preferred for individual lots.
2. Drawing Scale: 1" = 20'-0" minimum scale preferred. Please also include a graphic scale and north arrow on the drawing. For plats with multiple lots owned by the same builder, please provide an individual site plan for each lot.
3. Drawing shall include the following information: See example drawing attached.
 - Title block with plat name and lot number, and preparer's contact information.
 - All property lines with dimensioned length.
 - Adjacent streets and alleys clearly indicated.
 - Site topography with (2) foot contours, both existing and proposed.
 - Perimeter outline of proposed new structure(s) in heavy bold line.
 - Dimensions of required setbacks and position of proposed building.
 - Finish floor elevation of main ground level.
 - Proposed driveway(s) and concrete walkway(s) to building from the existing sidewalk.
 - Proposed site features such as decks, patios, pools, outbuildings, etc.
 - Proposed fencing and site retaining walls or rockeries with heights above grade called out. Include material, color and design of fencing and walls.

ARCHITECTURAL PLANS

1. Drawing format: Black and white drawings, 24" x 36" maximum size. Half size 12" x 18" preferred. All drawings shall be fully legible and easy to interpret.
2. Drawing scale: 1/4" = 1'-0" or 1/8" = 1'-0" minimum.
3. Drawings shall include the following information: Name of person and/or company preparing drawing, including contact information; Plat and lot number; Date of drawing, including revisions. See attached example.
4. Drawings to provide for review:
 - Architectural floor plans - all proposed levels, showing walls, windows, doors, etc.
 - Roof Plan - showing roof geometry (Gables, Hips, Valleys, Fascias, etc.)
 - Exterior Elevations - All four sides, graphically render and /or notate on drawing(s):
 - Siding materials and patterns
 - Masonry veneers if applicable
 - Window types and operation
 - Building height dimensions
 - Roof slopes
 - Roofing materials
 - Window trim

LANDSCAPE PLANS

1. Drawing format: Black and white drawings, 24" x 36" maximum size. Half size or 8 1/2" x 14" legal format preferred.
2. Drawing Scale: 1" = 20'-0" Minimum scale preferred. Please include a graphic scale and north arrow on the drawing.
3. Drawing shall include the following information: See example drawing attached.
 - Title block with plat name and lot number, and preparer's contact information.
 - All property lines.
 - Perimeter outline of proposed new structure in heavy bold line.
 - Proposed access driveway(s) and pedestrian path(s) to proposed building from the existing sidewalk and right of way.
 - Proposed site features such as decks, patios, pools, outbuildings, etc.
 - Extents of any proposed fencing and site retaining walls or rockeries
 - Graphic indication on plan indicating type, quantities, sizes, and extents of all proposed landscaping.

Plan key of all landscaping symbols with common and botanical names listed with proposed sizes of plants and trees at time of installation. This key may be on a separate sheet attached to the main plan drawings.

COLORS AND MATERIALS

-

Provide the following samples for review in 8 1/2" x 11" format.

1. Exterior paint colors: body, trim, sash and doors colors. Indicate manufacturer and color numbers, include minimum 3" x 3" color sample chip(s) for each color keyed to a reduced front elevation indicating location and extents of each color proposed.
2. Roofing sample: provide small sample of roofing and a manufacturer's color brochure.
3. Masonry veneer materials: actual samples are Not Required. Printed digital photos or manufacturer's color brochure are preferred.

REVIEW AND APPROVALS

Once the submittal is received and reviewed for compliance with the Residential Design Guidelines for Snoqualmie Ridge the NCC will issue a letter to the applicant. The letter will state either that the project is in full compliance and is approved; that the project is approved with conditions; that the information was not sufficient for the committee to complete their review, and that more specific information is requested; or that the project is not approved. If it is approved, or approved with conditions, a copy of the letter is forwarded to the City of Snoqualmie to notify them of the NCC's decision. Payment of review fees are required for an application to be considered complete and ready for review.

REVIEW FEES

1. Standard Plans: \$200/plan up to four elevations. Standard Plans are defined as plan sets intended to be built on multiple lots within a parcel and generally precede individual site plan approval. Standard Plans are reviewed and subject to approval on a parcel by parcel basis. A builder intending to use the same plan in another parcel is required to re-submit the plan to the NCC. There is an additional \$100/lot submittal (site plan, landscape plan and colors/materials) review for builders with approved standard plans. Site plan submittals for multiple lots in a single parcel are encouraged.
2. Single Plans/Custom Plans: \$500/site plan submittal for each single/custom home plan for single lots.
3. The NCC reserves the right to adjust fees from time to time.

The NCC inspects for compliance with approved plans and makes decisions regarding enforcement actions should the need arise.

ADDITIONAL RESOURCES AND INFORMATION

Residential Design Guidelines for Snoqualmie Ridge (I and II) govern architectural design, materials, landscaping and other elements affecting the visual character of new residential neighborhoods within Snoqualmie Ridge and are enforced by the NCC. Copies may be obtained from the NCC.

Development Standards for Snoqualmie Ridge (I and II) govern street platting, building setback dimensions and lot configurations, utilities, and other development standards in place of the City Zoning Code. The development standards will be implemented through the subdivision process. Copies may be obtained from the City Planning Dept. or the Declarant (Quadrant).

Covenants, Conditions and Restrictions have been established by the developer for issues specific to Snoqualmie Ridge. The CC&Rs are a private contract between property owners for specific restrictions and internal (non-City) governance. The CC&Rs are a covenant to the land. Copies may be obtained from the SR Home Owners Association.

Conditions of Final Plat Recording may impact property. Specific Conditions of Final Plat approval may effect site planning or home construction. See final plat information on each specific plat.

General versus Specific Plat/ Parcel Guidelines may be imposed on individual parcels or plats at the time of subdivision. See final plat for this information.

City of Snoqualmie Building Code: City of Snoqualmie Building Department: (425) 888-5435.

SNOQUALMIE RIDGE NEW CONSTRUCTION COMMITTEE
RESIDENTIAL DESIGN GUIDELINES REVIEW APPLICATION

DATE:

PLAT:

LOT:

SITE ADDRESS:

TYPE OF REVIEW REQUESTED: (CIRCLE ONE) ALL PLANS

SITE PLAN ARCH. PLANS LANDSCAPE COLORS/MATL'S

TITLE AND DATE OF DRAWINGS SUBMITTED:

PROPERTY OWNER

NAME:

MAILING ADDRESS:

CITY, STATE, ZIP

PHONE:

E-MAIL:

***PERSON SUBMITTING* (IF OTHER THAN PROPERTY OWNER):**

NAME:

COMPANY:

MAILING ADDRESS:

CITY, STATE, ZIP:

PHONE:

E-MAIL

FOR NCC USE:

NCC DATE REVIEWED:

LETTER MAILED:

FEE COLLECTED:

NCC FILE CLOSED/TRANSFER TO ROA: