

**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: