FEATHERTOP

Design Guidelines - Explanatory notes

This page, and the explanatory notes do not form part of the design guidelines, and are not part of the strata bylaws. They are for information and guidance only, and in case of doubt, please refer to the Strata Council and/or the Strata Manager (APM).

Design Guidelines - background

When Feathertop was first marketed in 2007, a set of design guidelines were included as part of the conditions of sale. At the time, Big White Ski Resort Ltd was to oversee the design guidelines, and Carl Scholl had been selected as the design guidelines author and consultant. These guidelines are referred to as the 'Design Guidelines (2007)', and the only known copy is a poor scan of a paper version [2MB PDF dated 6 December 2007].

In 2020 Carl Scholl kindly provided a 2006 PDF and Microsoft Publisher file (editable) to the Strata Council. The attached design guidelines, referred to as the 'Design Guidelines (2020)' are intended to reflect the 2007 guidelines wording (except for the administrative changes noted below), and in case of conflict the 2007 guidelines wording should be considered correct.

Design Guidelines (2020) - changes from Design Guidelines (2007)

Design Guidelines (2020)	**Design Guidelines (2007)**	*Notes / page*
Added Front Title page	*(absent)*	*Added from 2006 files*
Design Guideline Submissions		*Removed references to Carl Scholl Design Inc as Design Review Consultant (p1)*
Design Guidelines control		*Altered from Big White Ski Resort Ltd. To Strata Corporation (p1)*
Compliance / Security Deposit		*Altered from payable to 'the developer' to 'the Strata Corporation' (p6)*
Final Inspection		*Altered from 'by the developer and/or their consultants' to 'by the Strata Council and/or the Design Review Consultant' (p7)*
House Plan Approval Application form	*Removed*	*Design Guidelines (2007) p33*

Design Review Consultant

The current Design Review Consultant is:

Hugh J Bitz, Architect
4583 Anhalt Road
Kelowna
BC V1W 1P7
(250) 878-5744
info@hjba.ca
http://www.hjba.ca

Contact and submissions to the Design Review Consultant should be via the Strata Manager:

Bernard LaRose (250) 869-8792
Associated Property Management (2001) Ltd.
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Feathertop Logo and Font

The Feathertop Logo and Font (as at the top of this page) are incorporated in various Feathertop houses and signs. Any owner wishing details or graphics should contact the Strata Council.

Andy Hill
Feathertop Strata Council
8th December 2020

Featherтop Design Guidelines

FeatherTop

Design Guideline Submissions

Feathertop is an 81 lot bare land strata subdivision at Big White Ski Resort, British Columbia. The development consists of 26 “exterior” and 55 “interior” single family detached residential homes zoned R3. Development of each of the lots will be under the control of the Strata Corporation (KAS3134), pursuant to its Design Guidelines in place from time to time. The Strata Corporation selects as its representative a 'Design Review Consultant' to administer the approved process for the Feathertop neighbourhood pursuant to these Feathertop Design Guidelines.

Design Guideline Objectives

In order to facilitate a consistent, fair, and expeditious design review process, architectural guidelines have been prepared and will be used to evaluate all properties located in Feathertop before issuance of building permits.

The purpose of the design review is to promote the harmonious development of the neighbourhood and to protect the character and the integrity of the homeowners' investment.

Site characteristics and constraints along with the implementation of these guidelines may not allow a specific site to achieve the maximum density or intensity otherwise permitted by the Zoning Bylaw.

Become familiar with these design guidelines, the Regional District Zoning By-Law, and other relevant plans and regulations. An application that is consistent with these design guideline policies, and has submitted all necessary plans and information correctly, can be processed with minimal delay.

Architectural Style and Character

Perhaps one of the most important factors in Canadian History is the building of the Canadian Pacific Railyway. Helping forge a nation from coast to coast, with the promise of a rail link to Upper and Lower Canada, if British Columbia would join there confederation.

The railways were also responsible for creating and building some of the grandest hotels and distinguished lodges found in the western mountains of North America.

The architects of these buildings derived their ideas from the prevailing stylistic tendencies of their times, primarily Victorian, carpenter Gothic and the rustic East Coast Adirondack style. Other builders looked toward nature and allowed the surrounding mountainous landscape to influence their designs.

This architectural style that evolved, with its mixture of logs, timber and native stone, with detailed decorative rustic gables that punctuated steep pitched roofs, had been emerging for the many mountain resort hotels and park lodges throughout the Western USA and Canada and sets the basis for the architectural style and character adopted by Feathertop.

The combination of traditional craftsmanship, and the use of local and readily available materials, creates a harmony with the natural beauty found at Big White and its surrounding environment.

The architectural style and character is spawned from the inspiration found in the majestic historical railway hotels such as Banff Springs Hotel, Mount Assiniboine and Prince of Wales Hotels as well as the Old Faithful Inn of Yellowstone and the Ahwahnee at Yosemite National Park, found south of the border.

The architecture is characterized by the use of indigenous stone foundations, heavy post and beam timber construction, articulated wood railings at extended covered balconies, stone fire places with stone chimney caps, decorative and detailed gables and dormers that accent and punctuate the multiple roof slopes, all finished in natural colors that emerge and blend with the natural beauty of wooded alpine and mountain peaks.

Each home should embody the living history of this traditional style that has its roots firmly entrenched within the commitment of spirit and destiny that helped forge this country.

Design Review Process

In order to provide adequate information for the design review process and assist in the application of these Guidelines to individual residences, the information listed below will be required in the application package for design review approvals in the Feathertop subdivision. This is in addition to the standard submitted materials required for a building permit.

A compliance or security deposit in an amount of $10,000.00 will be paid to the Strata Corporation prior to building design approval. No interest will be paid on the security deposits.

There will be a final inspection of the completion of the home, carried out by the Strata Council and/or the Design Review Consultant prior to the release of the compliance/ security deposit. Before the final inspection, purchasers are to comply with all procedures set out in the Design Guidelines.

Prior to applying for approval to design, construct, or alter the site, the purchaser and his designer or contractor are encouraged to arrange a pre-design conference or site meeting to review existing site factors including:

- Grade and drainage patterns
- Unique features of the site (e.g. view, and slope)
- Building orientation to establish building view and sightline setbacks
- Driveway approach and garage locations
- Locations of utilities, hydrants, signs, street lights etc.

Preliminary Design Submission

Once a pre-design conference has been held, the purchaser shall submit preliminary design plans for approval prior to commencing working drawings. The submission shall include:

- A preliminary site plan (scale: 1/8" = 1'0") which illustrates the building envelope, footprint, setbacks, roof plan, patios, sidewalks, driveways, pools and accessory buildings.
- Floor plans (scale 1/8" = 1'0") including basements, patios, decks, and accessory buildings.
- Two elevations (scale 1/8" = 1'0") indicating pitch and height of roof and chimneys.
- A section of the Lot from front to rear yard showing the driveway, building, finished landscape grade and any retaining walls (minimum scale 1/16" = 1'0"). The section must include grade elevations indicated at: curb (centre of driveway), top of each floor including basement, underside of eaves, top of roof ridge, top and toe of slopes or retaining walls and center of rear property.
- Such other matters as the Design Review Consultant may request.

Final Design Submission

The Purchaser shall finalize the design and complete the working drawings and specifications for the building and site based on the pre-approved Preliminary Drawings. This submission shall include:

One completed copy of the House Plan Approval Application Form (provided by the Design Review Consultant). Note that submissions cannot be processed unless all the required information is included.

Three full sets of working drawings 1/4" = 1'-0" scale including:

- Site Plan 1/8" = 1'0" scale
- Foundation/Basement Plan
- Floor Plan(s) including garage and main floor geodetic elevations
- Roof Plan, including geodetic elevation of roof height
- Elevations
- Sections and details
- Exterior materials and colour
- Roof material and colour
- Site profile section as outlined in preliminary approval

Building Massing and Design Objectives

The design concepts for homes should reduce visual mass by manipulating building setbacks, stepbacks, roof variations and visible wall areas.

Uphill views of homes should present a low pitched horizontal silhouette by integrating decks within roof forms, and foundations designed into the shape of the building and site topography.

Downhill views of homes should present a pleasing roofscape with multiple combinations of low pitched gable and hip roofs.

Homes on ski runs or facing a ski access lanes, corner lots and lots at the visible ends of cul-de-sacs are exposed elevations and must be detailed and finished to match the street elevation.

Second stories should be stepped back and/or incorporated into the roof structure, so the difference in wall planes is visible from a distance.

Site Grading and Maximum Building Height

The topography of the subdivision was established during the course of constructing the subdivision improvements. To minimize additional grading, building designs should step up or down the hillsides. Grading shall be minimized for driveways, parking areas and yards. Grading into the hillside to locate a structure and reduce its visual bulk is encouraged.

For downslope lots, garages and buildings should be sited as close to the street as practical while providing vehicular access and allowing for adequate off-street parking so as to minimize grading for driveway ramps. For upslope lots, garages, buildings and driveways should be sited so as to minimize the size and height of driveway retaining walls and to avoid excessive cuts. Each exterior lot must provide for at least two off-street guest parking spaces, while all interior lots must met zoning bylaw minimums.

The height and siting of a proposed house shall be compatible with the house on adjacent Lots. This may require the use of an intermediate roof, trellis or similar architectural element to break up the mass.

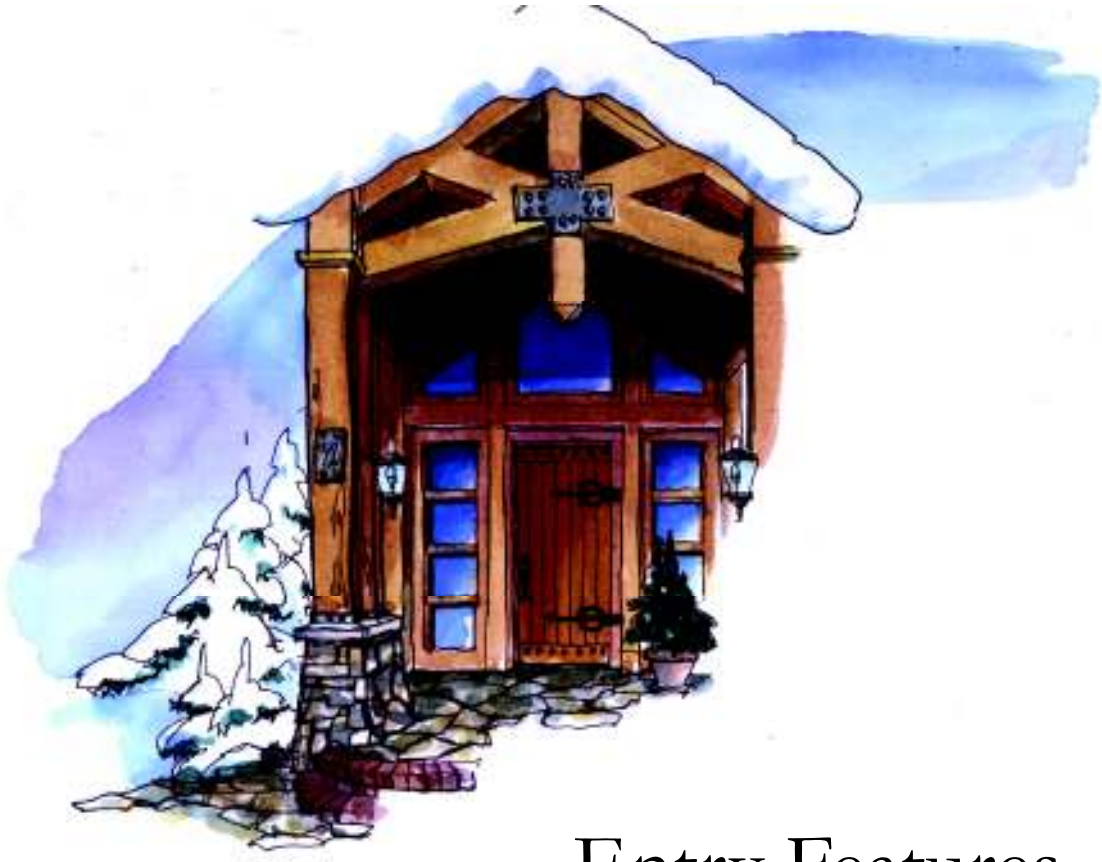
The massing of a three-storey building shall establish a one-storey eave line on all street elevations as well as on all rear elevations facing a ski run or ski access.

Base Detail

All homes in Feathertop should maintain an anchored feeling to their surroundings. To accomplish this, all homes will be required to have a base detail.

A base can be finished in a stone veneer, coloured and appropriately patterned concrete, or brick.

Wing walls, stairs, or retaining walls to a maximum of 4'-0" may be considered as a means of providing base detail as well as a transition from house to grade where appropriate.



Entry Features and Porches

A covered porch or integral entry feature must be incorporated to the front of a home facing a street, as well as a ski run or a ski access lane. These elements are essential to the traditional mountain structures built of in the 1920's.

Massive columns of stone, wood or brick are encouraged, proportionate with the scale of the home, however, no two-storey entries will be permitted. Entry soffits must be raked, vaulted and finished in wood. Front doors with transoms or sidelights are to be a minimum of 3'-6" wide x 8'-0" in height.

Porches or decks at grade should have a strong horizontal base with ground hugging massing. A variety of railing treatments are acceptable including wood, wrought iron, and aluminum. However, glass is only permitted if in combination with above mentioned finishes.

Entry doors must be an architectural relief panel door of solid wood construction and stained or painted with strong historical accent colours (white and beige colours will not be permitted).

Entrances need to be well detailed and articulated. Porte-cocheres, pergolas, trellis structures or other similar building or landscape structures may qualify as an approved entry feature. All front and rear entries must provide a lighted address feature.

Wall Height Stepback

No vertical building wall facing a street, ski run or ski access run, shall exceed twenty-six (26') feet in height, as measured from the lowest point at the finished grade adjacent to the wall. Foundations or other structural elements under two feet in height may be excluded from the 26' limit. Any vertical walls above the 26' single wall height limit shall be stepped back from adjacent lower walls by a minimum distance of four (4') feet. The wall height stepback guideline is to create greater visual separation between homes above the level of the first floor to reduce visible mass from downslope locations.

No portion of the walking surface or ground level of a deck with visible underpinnings shall be permitted. Decks, including stairs, shall be integrated into the architecture of the house, and not appear as an add-on to the primary building mass.

Wall Height Stepback Exception

Chimney masses may be excluded.

Homes may be permitted to have one vertical element per view elevation, depending on location, and sightline view preservation as approved by the Design Review Consultant.

Articulation of Exterior Walls

The apparent size of exterior wall surfaces visible from offsite shall be minimized through the use of single story elements, stepbacks, overhangs, landscaping, and/or other means of horizontal and vertical articulation to create changing shadow lines that break up massive forms.

Flat building walls over one storey in height and over eighteen (18') feet in running horizontal dimension shall be discouraged to minimize unarticulated wall mass. A two (2') foot projection or recess by minimum of six (6') feet wide must be incorporated complete with a built-out roof articulation. Wall cantilevers or projections cannot terminate to the underside of the established building eave but must extend above, below, or beyond by a minimum of one (1') foot.

Rear building elevations, or facades of view lots, should be articulated by staggering or offsetting the exterior wall by at least four (4') feet, a minimum of two times.

Balconies or decks cannot extend the full width of the home. Any outdoor supported structures must be limited to two-thirds (2/3) of the width of the home, and if greater than twenty (20') feet wide, must be stepped back by four (4') feet or more, a minimum of one time.

The building's exterior treatment should use a combination of the various approved finished materials. The use of material change, either horizontal or vertical to breakup the building form is encouraged to create movement along the façade, however finishes must not terminate on outside corners, but rather wrap back a minimum of two (2') feet.

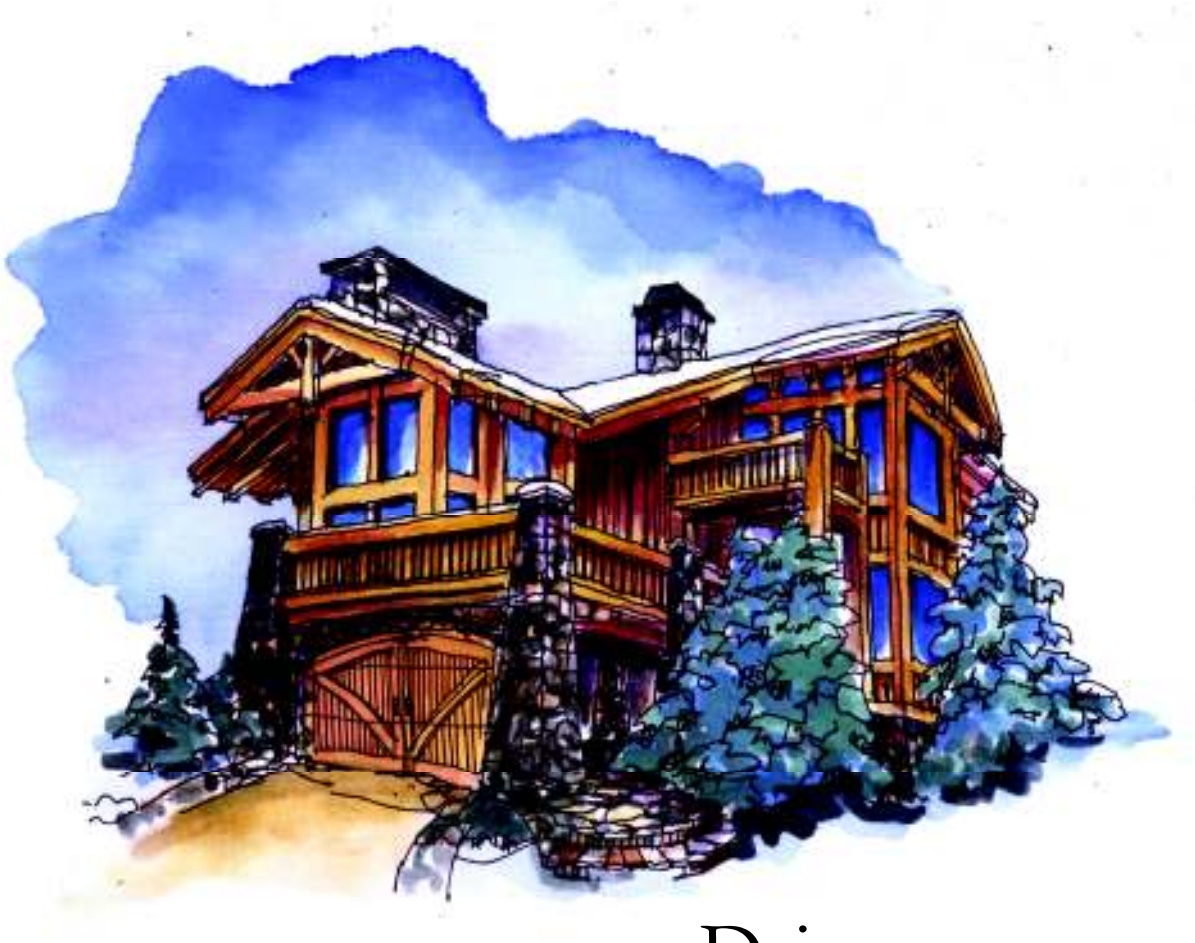
Walkout basement walls should be treated as an extension of the main building, using materials such as stone or brick to form the base and transition to the ground plane.

Windows and Doors

Window projections as well as window and door detailing should be compatible in scale with the traditional Adirondack style or early post and beam structures, maintaining a vertical orientation with true divided lites having a minimum 2" style separation.

Window and door treatments and characteristics include half and soft arched tops, multi-paned, accent windows in oval, round or hexagonal, bowed, window seats or bowed bays.

All doors must provide a stone return to a 8" minimum wide jamb or a built-up wood surround with an 8" minimum deep return.



Driveways and Garages

The driveway width at the street curb intersection shall not exceed twenty (20') feet. Driveways are to be constructed using exposed aggregate, stamped concrete and or brick/stone pavers, however, shall be heavy broom finished coloured concrete with 18" minimum patterned or coloured concrete border. as a minimum.

A maximum of two (2) garage doors shall be facing the street 18' a single eighteen (18') garage door will not be permitted unless paired with an adjacent single garage door having a width of ten feet (10') or less. Three (3) car tandem, split or side loaded garages are permitted.

To ensure a low profile from the street, the maximum plate height at the sideyard setback shall be nine (9') feet.

All garages must provide a minimum wall recess of 8" at all garage doors. Doors are to be a "carriage" design and architecturally detailed. Wall exposure above garage doors must be minimized and is limited to two (2') feet.

Side accessed garages must provide an architectural element such as a bay window, built-up corners, or similar detail to provide visual interest to the streetscape.

Chimneys

The fireplace played a very important traditional role in every building or home built in the mountains at the turn of the century. Chimneys should be of substantial proportion and are required for each home preferably visible from the street.

Chimneys should extend fully to grade. Stone or brick are appropriate materials, exposed metal flues are not acceptable. Caps must be detailed in a traditional design and painted black.

Articulation of Roof Lines

To reduce the overall height, mass and bulk and avoid adverse visual impacts, roof pitches should not exceed a 7 and 12 pitch. Architectural features such as dormers greater than 7 and 12 pitch, are encouraged as long as they do not substantially increase the bulk and mass of the structure. Long, linear, unbroken roof lines are discouraged.

Roof forms and rooflines shall be broken into smaller building components to reflect the irregular forms of the surrounding natural hillside features.

The maximum width of any exposed roof gables to the rear building façade of a view lot must be limited to two thirds (2/3) of the width of the home.

Any vertical wall elements that make up a roof gable must conform to and not exceed the maximum allowable vertical wall stepback height.

Materials and Finishes

The selection of materials for the homes in Feathertop should reflect the natural conditions, scale and roughness of the surrounding landscape.

The use of masonry or natural stonework is strongly encouraged. Stone to the base of a building has traditionally been used on many of the heritage homes found in the mountains of Western Canada.

Walls should be finished in horizontal cedar siding, wall shingles, vertical cedar board and batten or similar finish as approved by the design consultant. Horizontal timber trims or win window jambs with a minimum 2 x 8 dimension are encouraged. All wood is to be rough sawn.

The use of cedar brackets, purlins or other decorative treatments appropriate with the historical influence must be used in conjunction with the exterior wall surfaces for all homes.

Horizontal acrylic stucco shadow bands, approx. 2' - 0" below the soffits are encouraged and may be in a rock dash, smooth or popcorn finish. Hardiplank is not permitted.

Wood, metal, or vinyl windows to the design review consultants approval, are permitted. All windows must have a minimum of 2" x 8" cedar trim surround. All entry doors must be wood, and garage doors shall be sectional complete with barn or carriage style treatments finished with cedar siding and 2" x 8" minimum trim.

Fascias must be of cedar with a 2" x 12" minimum dimension complete with 2" x 12". 4" x 4" purlins at 4'-0" O.C. double fascias are encouraged.

Soffits are to be finished in cedar siding or complete with pre-finished perimeter venting. Perforated metal or vinyl soffits will not be permitted.

Roofing materials must be a minimum 35 year asphalt shingles in a heavy definition profile dimension.

Colour

Colour should act as a theme-conveying element, reflecting the heritage established by this rustic architectural style.

Colours should be chosen from the natural landscape. The use of deep jewel tones in shades of jade, sage, blueberry or adobe are encouraged.

Contrast between wall finishes and trim should be avoided, all wood finishes must be finished in a high quality natural semi-transparent stain, shades of mahogany, ebony or cedar are acceptable.

Entry doors may be in a contrasting historical accent shade, while garage doors should match the shade of the adjacent wall colour.

Accents such as patined copper, black railings and black hardware, are suggested. No whites or beige will be permitted.

Roof must be predominantly black.

Access, Parking, Loading and Servicing

If not well designed, servicing requirements can become an eyesore which detract from an otherwise high quality development. Access, parking, utilities, storage and garbage collection must be considered in the overall design. Open parking areas and mechanical buildings are to be kept away from main buildings and shielded from view by vegetation and building forms.

Garbage containers must be bear proof, covered and structured such that the design is consistent and complementary to the homes. Containers must be easily accessible to garbage trucks. Ensure space for garbage storage and recycling is sufficient to avoid overflow into visible areas. For individual residential lots without access to shared garbage collection facilities, it is the responsibility of the owner to transport to the specified garbage collection site.

Sustainable efforts will be made to screen all evidence of the location of utilities and hydro transformers in order to reduce possible visual impacts. Use of landscaping, appropriate materials and signage to make parking entries more attractive and/or less conspicuous. Automatic garage door closing systems should be considered for security and aesthetic reasons. Driveways must comply with the Regional District of Kootenay Boundary zoning bylaws then in effect and the British Columbia Building Code.

Landscaping

Landscaping is an integral component of building at Feathertop. Continuous, well maintained streetscapes, entry planting and accent planting will provide Feathertop with an overall sense of consistency and quality.

Native trees, shrubs and wild flowers are encouraged. The natural landscape is generally preferred over ornamental landscapes. Where feasible, preserve existing significant trees and shrubs in place. If removal is absolutely necessary, plant material should be relocated within the site where possible. As a general rule, evergreen trees and shrubs should be placed on the north and east sides of sites and deciduous trees on the south and west, to preserve existing sunlight patterns. Gravel and sand products are not an acceptable form of landscaping.

All landscape elements adjacent to areas which require snow clearing by machinery must be designed to resist damage by incorporating durable materials, rounded edges and eliminating unnecessary protrusions. Landscape planters should be integral to the building design. Typically, all tress and planting are to be protected from snow clearing operations. Free standing landscape elements (sign boards, lamps, mail boxes, etc.) should be avoided unless there is a significant reason to have them. All outdoor structures should avoid gimmicky and excessive ornamentation and should reflect the rustic mountain retreat and aesthetic associated with Big White.

Illumination should be low level, indirect and low glare. Incandescent or other warm coloured lighting is preferred. The light source is to be hidden. Exterior site lighting must not continuously shine on adjacent properties. Exterior neon is not permitted. No flashing, blinking or coloured lighting is permitted except for Christmas lights. Street address numbers must be posted in a clearly visible area from the street, must be lighted and/or reflective, and no smaller than 15 centimeters (6 inches) in height for easy identification in emergency situations (fire, police, etc.).

SNOW MANAGEMENT

Accumulation of snow creates a significant snow management concern and design consideration. A certified snow management plan must be prepared which illustrates the proposed handling of snow. The building designs must protect entrances, exits and exterior pathways and the neighbouring buildings from falling snow and ice.

OUTDOOR ACTIVITIES

Feathertop Developments will adhere to the Big White Master Plan. Specified area easements fir ski trails, pedestrian walkways, mountain bike trails etc. will be maintained by Big White, but must be respected by Feathertop Developments and its residents.

ENVIRONMENTAL PROTECTION DURING CONTRUCTION

The Feathertop environmental protection plan will control water and transported harmful materials such as slurry and petrochemical fluids. Consideration must be given to an erosion and sediment control plan for each lot.

Open streams will be preserved in their existing channels, whether natural or man-made, unless diversion is approved by BC Environment and the Department of Fisheries and Oceans.

Deleterious substances such as concrete slurry, petrochemicals, paint chemicals, etc. will not be placed so as to allow migration to water courses. The storage of gasoline, oil and other environmentally hazardous materials will be located at least 30 meters away from all drainage channels, and be stored in an impermeable drain pan that can retain the entire volume of the stored hazardous materials if spillage should occur. Water soluble herbicides and pesticides will be used as much as possible. Slow release fertilizers will be used if composted manure is not available. The use of soil sterilants is prohibited.

At building completion, all earth works will be stabilized against erosion. All excavated material not removed from the site will be covered with plastic to avoid erosion related problems. Removed topsoil will be stockpiled on site for future use.

Disclaimer

Save as hereinafter provided, the Developer in its absolute discretion from time to time by any deed or deeds in writing may waive or vary or release any of the said stipulations in respect of any lots in the subdivision.

Nothing herein contained shall be construed or implied as imposing upon the Developer or its Agent any liability in the event of non-compliance or non-fulfillment of any of the covenants, conditions or restrictions herein contained or contained in any Agreements for Sale and/or Transfer of any of the lots.