

CRYSTAL VIEW

AT SCHWEITZER MOUNTAIN

DRAFT - AUGUST 2, 2024



DESIGN STANDARDS & GUIDELINES | 2024



TABLE OF CONTENTS

1 | DESIGN PRINCIPLES1

- Forms that Celebrate the Landscape
- Expression of Materials and Structural Beauty
- Contemporary or Modern Architecture
- Environmental Stewardship

2 | INTRODUCTION5

- Overview
- Purpose of the Design Standards and Guidelines
- Special Assistance Requirements
- How to Use This Document
- Definitions

3 | ARCHITECTURE11

- Prefabricated Buildings and Components
- Foundation
- Building Materials
- Building Height
- Roofs
- Facades and Walls
- Gutters and Downspouts
- Chimneys and Cupolas
- Colors
- Windows and Doors
- Porches, Decks, Balconies and Arcades
- Garages
- Architectural Lighting
- Energy Efficiency
- Plumbing Systems

4 | SITE AND LANDSCAPE21

- Property Line Setbacks
- Grading
- Walls and Hardscape Materials
- Plant Material and Installation/Maintenance
- Construction Management
- Defensible Space
- Tree Removal and Selective Thinning
- Irrigation
- Driveways
- Paths, Outdoor Stairs and Terraces
- Fences
- Lawn Ornaments and Sculptures
- Exterior Service Areas/Satellite Dishes
- Snow Management and Snowmelt
- Site Lighting
- Site Utilities
- Identification Signs
- Combining Lots

5 | APPENDIX31

- Design Review Procedures
- Plant List



1 | DESIGN PRINCIPLES

Forms that Celebrate the Landscape 1.1

Expression of Materials and Structural Beauty1.2

Contemporary or Modern Architecture1.3

Environmental Stewardship1.4





1 | DESIGN PRINCIPLES

Guidance and flexibility are the two tenants of these design principles to facilitate the creation of appropriate and innovative development. The principles set the framework; aiding in the creation of high quality buildings and landscapes that are appropriate for the climate and context of Northern Idaho. The general forms and details of traditional regional architecture of Northern Idaho offer many appropriate design features that are directly applicable to the climate and contemporary construction projects. When implemented in the mountain environment, they provide immediate visual cues that integrate new construction into the surrounding landscape.

1.1 FORMS THAT CELEBRATE THE LANDSCAPE

The beauty of this setting inspires architectural forms that express the boldness of the big mountain peaks that rise in the background, the stateliness of the towering pine trees, and the delicate details of the wildflower in summer and icicles in winter.

Complex building forms, with small spaces composing a whole structure, overhangs, porches and varied skylines are preferred over simple or monolithic forms. Building articulation is desired to prevent the design of structures that appear to be “boxes” without architectural interest. Building facades can be varied by recesses and projections, vertical articulation of the facade into smaller panels preventing monotonous perspectives, and horizontally by base, body and top.

The buildings are inviting shelters, with the roof forms expressed as a visually dominant element.

Hillside extends up under the house, heightening a sense of the land form. Buildings must fit into as opposed to sit on the landscape. The line between building and site shall be blurred so that the building appears to grow out of its site. The home place on the land reveals the subtleties of view, light, and sound.

1.2 EXPRESSION OF MATERIALS AND STRUCTURAL BEAUTY

Architecture finds its expression in an interplay between the natural and the man-made. Unadorned elegance is articulated through the choice and application of materials. The shapes, materials and patterns are an expression of the support of the structure. The components that compose the structure are clearly revealed along with the nature and assembly of its basic building materials. Materials are to be distinct yet a reflection of the diverse texture of the natural surroundings. Some materials may weather with the passing of time, while others may be as constant as the evergreen trees.

1.3 CONTEMPORARY OR MODERN ARCHITECTURE

Architectural vernacular that reflects current day architectural possibilities rather than the styling of past eras is the desired aesthetic. Imitation of non-indigenous styles that are closely identified with other geographies or eras will not be approved. Literal interpretations of Victorian architecture, lumber industry vernacular, and architectural styles found primarily in European context is inappropriate for Crystal View at Schweitzer. Modern architecture is

characterized by the rejection of ornament in favor of the expression of materials and functional requirements.

1.4 ENVIRONMENTAL STEWARDSHIP

Schweitzer Mountain Resort is committed to the creation of all future development to fit the beauty of the natural context and the environment as a whole. These Guidelines promote opportunities and practices to conserve energy and resources in architectural and site design, construction, and long-term maintenance. The development of Crystal View at Schweitzer is intended to avoid detrimental environmental impacts, minimize any unavoidable impacts, and mitigate those impacts that do occur. The development is designed to protect, restore, and enhance the natural features and environmental quality of the site.



Homes at Crystal View will sit gracefully in the landscape and celebrate the surrounding mountain environment.



Design that expresses the true nature of materials is a principle that will be carried through the neighborhood.



Exterior materials shall be durable and reflect the color palette of the region.

2 | INTRODUCTION

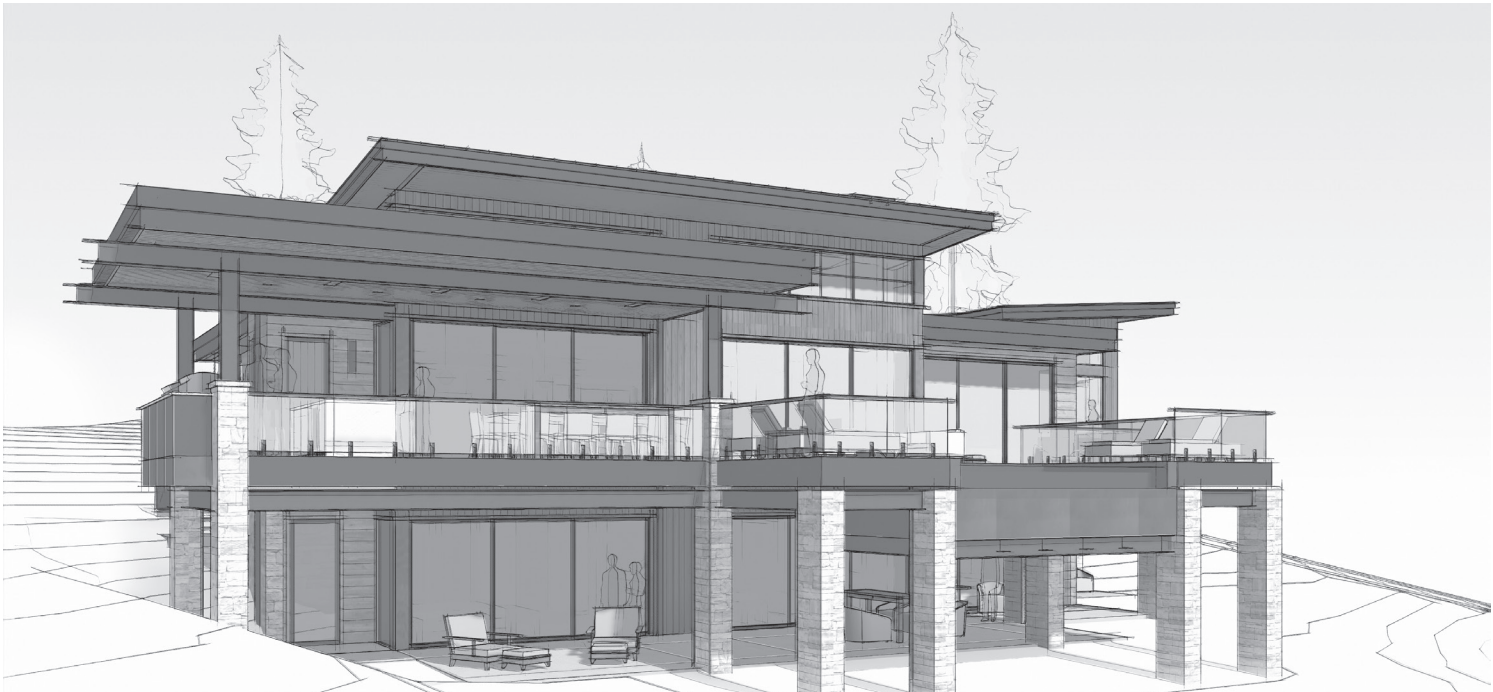
Overview2.1

Purpose of the Design Standards and Guidelines2.2

Special Assistance Requirements2.3

How to Use This Document2.4

Definitions2.5



The design guidelines ensure that development is consistent with the character of Schweitzer Mountain Resort.

2 | INTRODUCTION

2.1 OVERVIEW

Schweitzer Mountain is located in North Idaho, about ten miles from the City of Sandpoint. The mountain rises 6,400 feet and commands breathtaking views of Lake Pend Oreille and three mountain ranges. Winter and summer recreation, a vibrant village with dining, shopping, and entertainment, and Schweitzer's 2,900 acres of skiable terrain are some of the reasons people choose to make this area their home. Crystal View at Schweitzer is a unique property within Schweitzer, blessed not only with a spectacular natural setting, but also with direct access to skiing and the village.

2.2 PURPOSE OF THE STANDARDS AND DESIGN GUIDELINES

The Standards and Design Guidelines have been developed to encourage creative ideas about how architecture, landscape, and design can come together to achieve environmentally responsible and context appropriate results. The intent of this document is to describe the design and construction process and promote thoughtfulness and quality that will endure for generations. The guidelines are intended to:

1. Ensure that development is consistent with Schweitzer Mountain Resort character and is design appropriately for the climate and natural conditions.
2. Enhance the attractiveness of Schweitzer as an active, diverse, year-round community.
3. Protect and enhance property values.
4. Allow maximum design latitude for individual homeowners while adhering to the highest standards of land stewardship and building quality.

2.3 SPECIALIST ASSISTANCE REQUIREMENTS

It is required that the applicant retain assistance from a license architect, civil engineer, surveyor, and geotechnical engineer. All architectural plans submitted to ACC shall be stamped by the architect. It is also required that the



The Standards and Design Guidelines encourage architectural creativity within the surrounding landscape.

applicant commission a lot specific soils test stamped by a licensed civil or geotechnical engineer and topographic survey stamped by a licensed land surveyor for the lot. A geotechnical report prepared by a licensed geotechnical engineer is required to describe structural requirements. The lot grading plan, sediment and erosion control plan, and stormwater management plan must be stamped by a licensed civil engineer. A regionally based architect or engineer or an architect or engineer with familiarity and experience in the region is recommended for consultation. Structures must comply with the International Building Code, the International Residential Code, and the International Energy Conservation Code as specified by the Idaho Division of Occupational and Professional Licenses. The Applicant must commission an inspector certified by the International Conference of Building Officials (I.C.B.O.) to review and stamp the building construction plans. This is

to occur following the final review by the A.C.C. In addition, an I.C.B.O. inspector must be commissioned to provide a Certification of Occupancy. It is recommended that design and construction professionals be knowledgeable about green development practices. The National Green Building Standards, by the National Association of Home Builders and approved by the American National Standards Institute and the International Code Council should be consulted.

2.4 HOW TO USE THIS DOCUMENT

Owners, applicants, architects, landscape architects, engineers and other designers are expected to read this document early in the planning process and adhere to it and the Covenants, Conditions, and Restrictions (CC&R's) in order to obtain approval for construction or modification of existing homesites. The information is organized in such a way to clearly mark the difference between mandatory requirements and suggestions.

Statements of Intent describe features and qualities, which are deemed to be desirable, but are generally unquantifiable. Intent statements are located at the beginning of each topic. In circumstances where the appropriateness of applicability of a Standard or Guideline is in question, the intent statement will provide additional direction.

Standards describe features and qualities, which are mandated and are measurable. Standards use the terms "shall" and "must" to indicate that compliance is required. Variances may be awarded by the Architectural Control Committee as outlined in the review process.

Guidelines when applicable, are recommendations that support the design principles of Schweitzer Mountain Resort. Guidelines are not required for approval and therefore use terms such as "encouraged" and "to be considered."

This document may be amended from time to time by Schweitzer Mountain Properties. It is the responsibility of all Applicants to be sure that they have current guidelines and have carefully reviewed all applicable sections of the planning documents for Schweitzer Mountain Resort.

Building Location Permits are issued by Bonner County. Development is also guided by the more restrictive S.M.C.A. Since the requirements for permits/Inspections by governmental agencies change from time to time, Applicants are urged to thoroughly investigate the



The Standards and Design Guidelines enhance the attractiveness of Schweitzer as a year round destination

relevant requirements of Bonner County and the State of Idaho prior to beginning construction activity.

The Architectural Control Committee (ACC) will use these Standards and Guidelines as a basis for reviewing and judging designs submitted to them.

2.5 DEFINITIONS

Unless the context otherwise specifies or requires, use of the following words or phrases within these Design Standards and Guidelines shall have the meanings defined below:

ACCESSORY BUILDING

A use or structure on the same lot and of a nature that is incidental and subordinate to, the principal use or structure.

APPLICANT

An Owner of property at Crystal View at Schweitzer or an Owner's representative who seeks approval from the Architectural Control Committee to undertake any work regulated by this document.

BASEMENT

That portion of a building that is partially or completely below grade.

BUILDER

A person or entity engaged by an Applicant for the purpose of constructing any improvement within the Crystal View at Schweitzer development. The Builder and Applicant may be the same person or entity.

BUILDING

See definition for "Structure."

COMPLIANCE DEPOSIT

The deposit that the Applicant is required to deliver to Architectural Control Committee prior to commencing construction activity.

CONSTRUCTION SITE

A site in which construction activity takes place within property lines.

CONSTRUCTION ACTIVITY

Any site disturbance, construction, addition or alteration of any building, landscaping, and/or any other improvement on any construction site.

COUNTY

County, when capitalized shall mean Bonner County, Idaho.

DESIGN STANDARDS AND GUIDELINES

The review procedures, restrictions, and regulations adopted and enforced by the Architectural Control Committee as set forth in this document.

ARCHITECTURAL CONTROL COMMITTEE (ACC)

The committee appointed by the Founder or the CV Association as described in the Community Charter as the "Architectural Control Committee." The ACC shall review and either approve or not approve proposals and/or plans and specifications for all construction activity within Crystal View at Schweitzer.

DORMER

A dormer is a structural element of a building that protrudes from the plane of a sloping roof surface and is a source of light, ventilation, and usable space for the top floors.

EXCAVATION

Any disturbance of the surface of the land {except to the extent reasonably necessary for planting of approved vegetation or soil testing) including any trenching which results in the removal of earth, rock, or other substance or any grading of the surface.

EROSION CONTROL

Any temporary or permanent measure taken to reduce erosion, control siltation and sedimentation, or insure that sediment bearing waters do not leave a construction site.

FILL

Any addition of earth, rock, or other materials to the surface of the land, which increases the existing elevation of such surface.

FINAL PLAT

The Subdivision Plat document showing easements, lot lines, and as recorded in Bonner County records.

GARAGE

A building, or a portion of a building, in which motor vehicles are stored or kept.

HOMESITE

Any of the Crystal View at Schweitzer lots developed whose Final Plat is recorded in the records of Bonner County.

IMPROVEMENT

Any changes, alterations or additions to a property including any excavation, fill, structures, buildings, outbuildings, roads, driveways, parking areas, walls, retaining walls, stairs, patios, courtyards, landscape plantings, fences and signs.

LIGHT TRESPASS

Light trespass occurs when neighbors of an illuminated space are affected by the lighting system's inability to contain its light within the area intended.

LOT

A platted piece of land which is part of a subdivision recorded in the Book of Plats in the office of the County Recorder.

LUMINAIRE

A complete lighting unit, often referred to as a "light fixture." A luminaire consists of the light source, optical reflector and housing, and electrical components for safely starting and operating the source.

MULTIFAMILY STRUCTURE

A detached residential building containing two or more dwelling units.

OWNER

The record holder, other than the Founder, of the legal title to either fee simple or condominium interest in property at Crystal View at Schweitzer. The owner may act through an agent provided that the agent is authorized in writing to act in such capacity.

RAPIDLY RENEWABLE MATERIALS

Rapidly renewable materials are natural, non-petroleum-based building materials (petroleum based materials are non-renewable) that have harvest cycles under 10 years.

RESIDENCE

The building or buildings, including any garage or accessory building, constructed for residential purposes on a lot and any additional improvements.

SETBACK

The minimum required distance between any structure and a specified line such as a lot, public or private right-of-way, easement, future street right-of-way as identified through an official control or buffer line that is required to remain free of structures unless otherwise provided herein.

STRUCTURE

A structure is that which is constructed, or any piece of work artificially built up or composed of parts joined together in some definite manner.

SINGLE FAMILY STRUCTURE

A detached residential building containing one dwelling unit only.

VARIANCE

The means by which a relief from the requirements of these Standards is granted, after review by the ACC, to a particular piece of property. Where owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of this Standard would result in unnecessary and undue hardship. Whereas, such variance, if authorized, would remedy disparity in privileges, yet still be in keeping with the interest of the Crystal View at Schweitzer development.



The Standards and Design Guidelines protect and enhance property values

3 | ARCHITECTURE

Prefabricated Buildings and Components.....3.1

Foundation3.2

Building Materials3.3

Building Height3.4

Roofs.....3.5

Facades and Walls3.6

Gutters and Downspouts3.7

Chimneys and Cupolas3.8

Colors3.9

Windows and Doors.....3.10

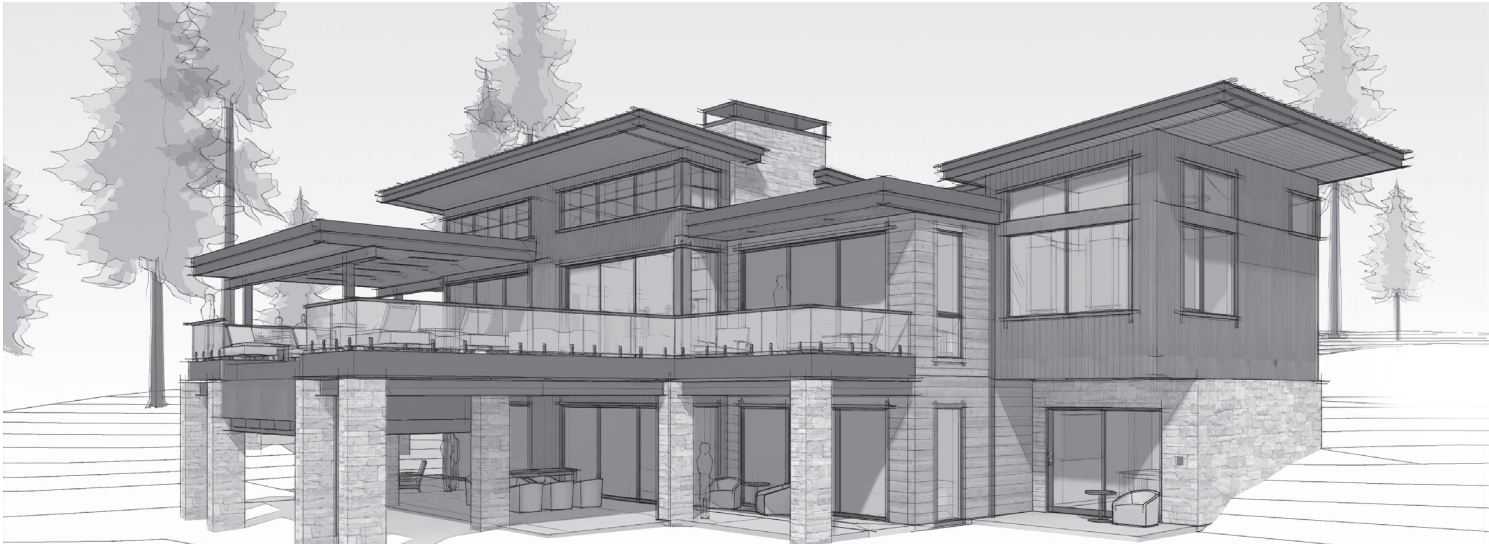
Porches, Decks, Balconies and Arcades3.11

Garages.....3.12

Architectural Lighting.....3.13

Energy Efficiency.....3.14

Plumbing Systems3.15



Well designed homes rarely need applied decoration or interest.

3 | ARCHITECTURE

This section of the Design Standards and Guidelines document applies primarily to buildings designed for and constructed on a lot. These Standards and Guidelines are intended to direct the establishment and maintenance of appropriate architectural character for the development at Crystal View at Schweitzer as a whole.

Urban or suburban architectural treatments will not be appropriate for the unique landscape nor the challenging climate of Schweitzer. Imitation of non-indigenous styles that are closely identified with other geographies or eras will not be approved. Literal interpretations of Victorian architecture, lumber industry vernacular, and architectural styles found primarily in a European context is inappropriate for Crystal View at Schweitzer.

Physical change and evolution of the buildings is neither prohibited nor discouraged, but improvements must take place in a manner which is judged by the ACC consistent with the architectural character of Crystal View at Schweitzer.

3.1 PREFABRICATED BUILDINGS AND COMPONENTS

Prefabricated buildings and components provide the benefits of construction waste reduction, fewer construction material trips, and quick on-site construction. This is of great benefit in a remote region with a short construction season. The use of precut or pre-assembled components or panelized or precast assemblies are encouraged as guidelines but not required.

GUIDELINES

- Design in standard size modules to reduce waste and construction cost.
- Building materials or assemblies that do not require additional site-applied materials for finishing are recommended. This may include pigment, stamped decorative or final finish concrete or masonry; trim not requiring paint or stain; window skylight, and door assemblies not requiring paint or stain on exterior and/or interior surfaces; wall coverings or systems not requiring paint or stain or other type of finishing application.



Utilizing prefabricated building components will reduce on-site impacts and facilitate construction during the short building season.

3.2 FOUNDATION

STANDARDS

- Interior and exterior foundation perimeter drains must be installed and discharge into rock-based energy dissipators then eventually drain into the curb and gutter stormwater system.
- Frost-protected shallow foundations, pier and pad foundations, post foundations and other similar foundation types must be used.
- Install rubberized coating or drainage mat to enhance foundation waterproofing.

3.3 BUILDING MATERIALS

The palette of materials, colors and textures used in the construction of the exterior of a building must be local in nature, drawing from and reinforcing the palette of materials, colors and textures found on and around the region.

Life cycle analysis is the preferred approach to material selection. It is a methodology that considers the environmental implications of a product over its full life cycle, sometimes referred to as the cradle to grave (or cradle to cradle) analysis. A building product that contains recycled content materials will likely have a smaller environmental impact than one that contains synthetic materials. Similarly, materials derived from local sources tend to have a lower environmental impact than materials originating from distant sources, due to the increased need for transportation.

Building material selection should also consider the potential negative contribution to indoor air quality. Many common building materials contain volatile organic compounds (VOCs) and include a large variety of chemicals such as formaldehyde. VOCs tend to "off-gas" after installation and have been known to cause "sick building syndrome." The most common culprits of bad indoor air quality are finishing materials including carpeting, paints, stains, adhesives, sealants, and wall and floor coverings.

STANDARDS

- Materials and construction techniques shall be high quality, durable and proven in similar mountain applications, particularly in regards to the management of snow and ice.
- Above-grade wall systems that provide structural and thermal characteristics shall be made of concrete and/ or masonry, logs, or rammed earth.
- The use of aluminum or vinyl siding or exterior

insulation finish systems (E.I.F.S.) is prohibited.

- Building exteriors of stone materials must be from thin cut stone.
- The use of limited areas of water struck or sand struck brick is permitted but the use of machined, extruded or wire cut brick is not.
- No tropical hardwoods are allowed. Pressure treated wood is not allowed due to the toxic nature of the material.
- The use of wood shingles or shakes, fiber-cement composites, unglazed clay or concrete flat tile or high quality asphalt shingles is permitted on pitched roofs, however for fire resistance the materials must be UL Class B or A rating.
- Wall insulation must be a minimum of R-30 value and roof insulation must be a minimum of R-54.
- Termite-resistant materials with low toxicity must be used for the foundation, all structural walls, floors, concealed roof spaces not accessible for inspection, exterior decks, and exterior cladding within the first two feet above the top of the foundation to create a continuous physical foundation termite barrier.



The palette of exterior materials used must be local in nature.

GUIDELINES

- The use of indigenous resources reduces the environmental impacts resulting from transportation. The use of building materials or products that have been extracted, harvested or recovered, as well as manufactured, within 500 miles of the project site is recommended.
- The use of rapidly renewable materials is recommended. This includes, but is not limited to, wool, wheatboard, natural linoleum products, cotton, cork, straw, and soy-based materials.
- The use of resource-efficient materials is recommended. For example, utilize engineered wood or engineered steel products, roof or floor trusses.
- Wood or wood-based products that are certified by the American Forest Foundation's American Tree Farm System
- Forest Stewardship Council, Program for Endorsement of Forest Certification Systems, Sustainable Forestry Initiative
- Program or other similar programs are recommended.
- Use advanced stick frame construction to reduce thermal bridging and save wood, where possible.
- Use biomass-based materials such as wood and fiberboard wherever appropriate, as environmental impact is usually low.
- Plywood is recommended for exterior sheeting.
- Use of reclaimed wood is encouraged.
- Plated metals should not to be used, as they typically contain toxic cadmium, cyanide, or chromium.
- Aluminum is discouraged, wherever possible, due to its high-embodied energy. If aluminum is necessary, specify a high content of recycled aluminum (70–100 percent).
- Metal finishes shall be based on physical processes such as buffing, rather than coating, whenever possible. When metal coatings are necessary, specify powder coatings which contain few, if any, VOCs.
- Steel on larger structures is encouraged, as it often contains a high percentage of recycled content. Specify high-recycled content steel whenever possible.
- Biodegradable concrete form release agents should be used.
- Limit the use of curing compounds and chemical additives to concrete mixture to reduce VOCs emitted.
- Expanded rather than extruded insulation is encouraged. Fiberglass insulation that contains phenol formaldehyde binders are discouraged. Use recycled content cellulose insulation where possible.
- Give preference to factory finished instead of site finishes to reduce waste generation.



The use of reclaimed wood siding is encouraged.

3.4 BUILDING HEIGHT

Given the lot grades at Crystal View at Schweitzer, it is likely that the houses will need to step up or terrace down one half to a full level with the grade to obtain ample sunlight and fresh air. It is important that the additional height is well integrated with the existing slope on the site.

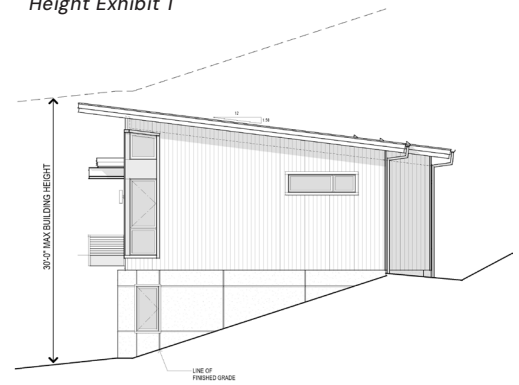
STANDARDS

- The highest point of the front facade of downhill units shall not exceed 18 feet above the point of lowest finished grade along that elevation.

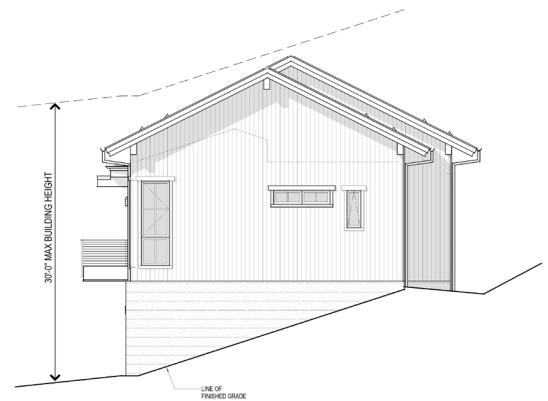
- The highest point of the front facade of uphill units shall not exceed 30 feet above the point of lowest finished grade along that elevation and must incorporate a horizontal or vertical step of at least five (5) feet or other architectural feature such as an intermediate roof, balcony, or elevated terrace.
- Appurtenances and chimneys may be up to four feet above the height limit.



Height Exhibit 1



Height Exhibit 2



3.5 ROOFS

Roofs must be designed to retain snow. However, consideration must be given to snow shedding in the case of extreme precipitation that could produce the potential for catastrophic roof snow slides. Shedding to the front or back of the building where possible is preferred to shedding to the side yards with consideration of home entries and exits. Architects are encouraged to consult with snow safety specialists. Design must be based on local snow loads.

STANDARDS

- Class A fire rating for roof materials is required.
- Roof and balcony projections are not permitted outside the property line setbacks.
- Membrane sealed flat roofs must be covered with gravel, metal, trex/ wood decking or other material.
- Roof overhangs of 12 inches or more must be provided for a minimum of 50 percent of the exterior walls.
- Protection of pedestrians at entry ways, walkways and driveways from snow shedding shall be handled by building gable ends, dormers, porches and/ or balconies over entrances and/or traditional snow retention devices. Long roof overhangs shall be incorporated, especially where shading of windows or protection of entrances is necessary.
- Snow retention devices such as snow brackets, high friction retentive roofing surfaces, snow fences, snow stops, and snow guards shall be used when additional retention devices are found to be necessary.
- Ice barriers shall be installed along the eaves where water may backup causing ice to form. Install in accordance with the International Building Code and extend a minimum of 24 inches inside the exterior wall line of the building.
- Roof insulation must be a minimum of R-54.
- Garage and outbuilding roofs must have

continuity of design with the house roof and the same materials should be used.

- Traditional trusses, braces, brackets, and column spacing shall be used where they are needed to keep the appearance of unsupported spans and cantilevers consistent with the structural properties of any visible logs and/or timbers. Roof edges at eaves and rakes which are open, exposing structural elements are preferred over boxed-in eave construction.



When the use of snow retention devices is necessary, they should be designed to match the color of roof materials.

GUIDELINES

- ENERGY STAR cool roof certification and vegetated roof systems are encouraged.
- Heating of roof overhangs and valleys is recommended to protect against ice damming.

3.6 FACADE AND WALLS

Well-designed homes seldom need to resort to applied decoration for interest. Ornamentation, especially fake facades or imitation period looks, on houses is not permitted as it tends to date the house or make it appear out of place.

STANDARDS

- Walls, including visible foundation walls, shall be architecturally finished on all sides.
- Log or timber exterior must be above snow-height. Dimensions and spans of the visible materials must relate to their own structural properties.
- Wall insulation must be a minimum of R-30
- Natural cleft or rock face stone must be designed to have a structural appearance integrated into the building rather than a decorative or veneered look. Stone structures are to look as if they could stand without mortar. A dry-laid appearance is preferred. Natural bedding planes shall be laid horizontally while horizontal and vertical joints are not to be used.

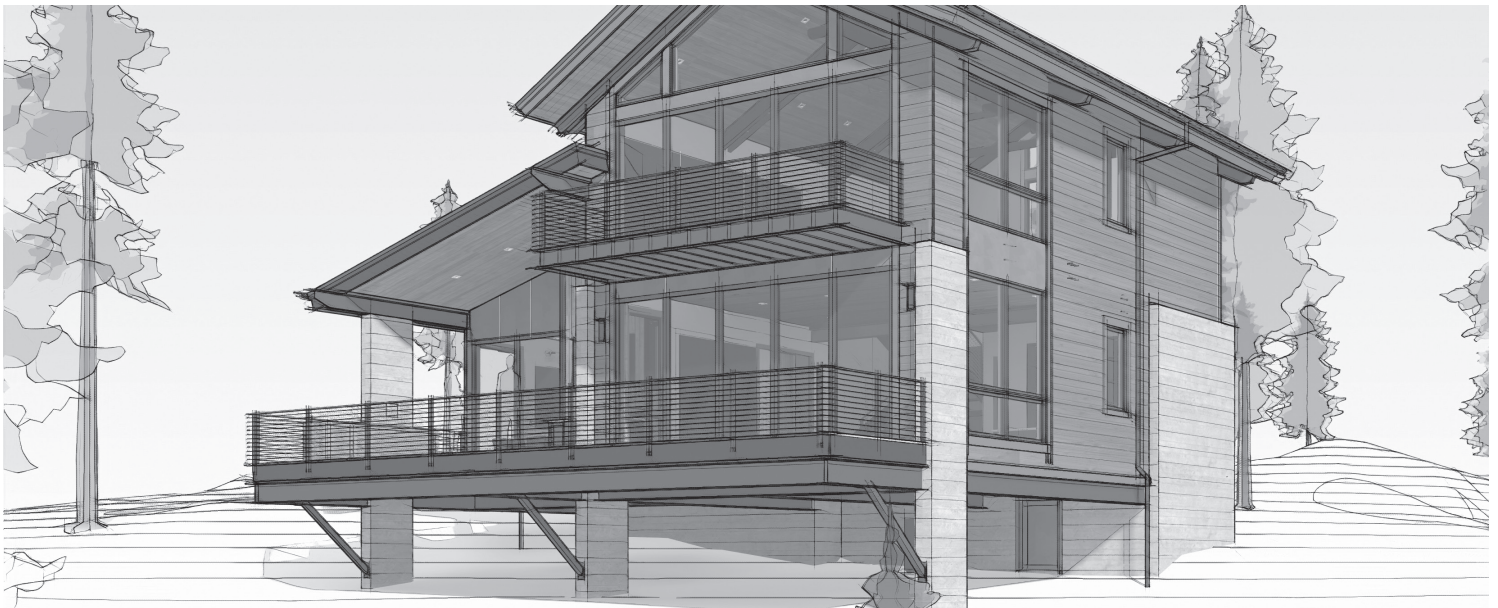
3.7 GUTTERS AND DOWNSPOUTS

STANDARDS

- Gutters must be integrated into the design and architecture of the building, but not concealed in the building walls.
- A gutter and downspout system or splash blocks and effective grading must carry water a minimum of 5 feet away from the perimeter foundation walls.
- Where gutters are at the eaves, unpainted copper with artificial patina, zinc or lead coated copper is acceptable. Aluminum, plastic and galvanized steel gutters and down spouts are not acceptable. Gutters and downspouts shall be constructed of durable materials.
- Exposed downspouts shall be located so as to avoid long return sections from the eave to the wall of the house, and be integrated with vertical elements on the building such as structural columns or trim.

GUIDELINES

- Gutters and downspouts are recommended to be heated to avoid ice build-up



Foundation walls shall be architecturally finished on all sides.

3.8 CHIMNEYS AND CUPOLAS

STANDARDS

- Traditional chimney caps shall be used .
- Rooftop equipment and large vents shall be grouped and concealed in chimney-like and cupola-like structures that are an integral part of the design of the structure as a whole.

GUIDELINES

- Chimneys are preferred to be finished in stone. Other materials will be considered.

3.9 COLORS

Colors of buildings shall be selected to blend with colors found in the forests, meadows and earth surrounding the site. Finishes which complement and enhance the material's intrinsic qualities are encouraged.

STANDARDS

- For any future repainting or re-staining, color samples must be submitted for approval if the color is not the same as originally approved.
- Roofs shall be dark shades to blend with the surrounding spruce and dark fir trees. All proposed exterior building colors must be submitted for ACC review on the proposed substrate material.

GUIDELINES

- Opaque stains will be permitted but transparent stains are preferred.



Colors, materials, transparency and mass all contribute to making the porch visually integrated with the rest of the structure.

3.10 WINDOWS AND DOORS

Windows and doors should be appropriate to the structural expression of the building. Their placement, shapes, materials, texture, details, and colors contribute to the overall articulation of the building.

STANDARDS

- All glass areas are to appear recessed, expressing the thickness of the surrounding wall.
- Large areas of glass shall be shaded by projecting roof overhangs, balconies or porches, so as to minimize reflections seen from off site. • Large window surfaces shall be subdivided with structural members or integral (not snap-in) mullions. Large (such as 4x8 or greater) single panes are acceptable provided they are well recessed, shaded and incorporated into a window composition that uses large scale vertical and horizontal structural members and includes multiple smaller sized panes.
- Doors, windows and door frames shall be stained, painted, or clad in wood in colors that stand with the rest of the building. Plastic clad windows are not acceptable.
- Entries at exterior door assemblies shall be covered by porch roof or awning, roof overhang, or recessing the exterior door to protect the building from the effects of precipitation and solar radiation.
- Glass area in habitable rooms shall not be less than eight percent of floor area served. One-half of this area must be available for unobstructed ventilation with screens included. Artificial lights and/or mechanical ventilation (see ventilation section) may be used as an alternative if the existing windows are of inadequate size.
- The emergency escape window shall be operable from the inside without the use of special knowledge, tool, or extra force, beyond that required for normal window operation.
- All bedrooms must have one window for emergency escape meeting



The placement, shape, and detail of windows contribute to the overall articulation of the building.

the following minimums:

- Maximum opening height 44 inches.
- Minimum clear opening width 20 inches.
- Minimum clear opening height 24 inches
- Minimum clear opening area five square feet.
- Consideration must be given to the placement of window wells and emergency escape windows that are below grade to avoid unsafe conditions caused by snow accumulation. Below-grade windows must be protected from snow accumulation.
- Glass may be coated to control solar heat gain, but a mirrored appearance or colored tinting is not allowed.

GUIDELINES

- Solar and other energy conservation measures should be considered, such as larger shaded windows on southerly exposures and smaller windows and fewer openings on the north.
- South facing windows are recommended to have a Solar Heat Gain Coefficient of 0.40 or higher.

3.11 PORCHES, DECKS, BALCONIES AND ARCADES

Porches, decks, balconies and arcades are important elements in mountain architecture. They provide shelter from snow in winter and provide passive cooling for buildings in summer. They also enhance the significance of building entries, create opportunities for indoor-outdoor transitions, and help to tie the building mass to the site.

STANDARDS

- The porches, decks, balconies and arcades must give the appearance of being an integral element to the primary building mass, rather than an attached element.
- Width of such elements shall be a minimum of eight feet to ensure that the elements are usable and functional spaces.
- Decks, balconies, and arcades must not interfere with solar gain and should be designed with sun orientation in mind.
- Railings on balconies, decks, stairs and porches, shall be made up of structures and materials that appear as natural extensions of the buildings that adjoin them. Personalized hand-crafted designs are encouraged.



Porches and decks enhance the significance of building entries.

3.12 GARAGES

The garage shall be designed to be complementary to the rest of the home such that they maintain the same character. The garage must be subordinate in scale and visual prominence to the residence. All structures shall be designed as integral parts or extensions of the primary structure, in use of materials and color palette.

STANDARDS

- A one car garage shall be provided for each residence. This requirement is necessary to accommodate vehicles and recreational equipment since on-street parking is not permitted and drive-way parking is intended to be short-term.
- The garage may not be more than one thousand square feet in area.
- Garage entries must have clad overhang.



Garages shall be designed to compliment the residence and be subordinate in visual prominence.

3.13 ARCHITECTURAL LIGHTING

The Idaho night sky is incomparable for viewing and creates a special memory of the place for residents and visitors. This view can be affected by excessive light from indoor and outdoor lighting. In order to protect the night sky, Crystal View at Schweitzer lighting standards focus on limiting the quantity of light from these sources. Careful attention to the selection of luminaires, which are shielded or low glare to minimize ambient light, is essential to preserving night views and minimizing light trespass.

This section provides Standards and Guidelines for architectural lighting, or lighting that is attached or focused on building exterior. All architectural lighting at Crystal View at Schweitzer must be carefully designed to light only the area needed for reasonable levels of safety and security. Seek to use as little outdoor lighting as possible. Clear night sky conditions often provide ample light for many tasks. Use only enough lighting for the task at hand and avoid the tendency to over-light, which can make adjacent unlit areas seem even darker. Landscape and Site Lighting Standards are provided in Section 4.15.

STANDARDS

- All direct light shall shine a minimum of 20 degrees below a horizontal plane. Focus light downward for lighting identification signs and entries.
- Luminaire housings shall be furnished to blend with the structure materials.
- High-gloss finishes that increase the reflectivity of the luminaire housing are not allowed.
- Visible luminaire housings shall be located where they do not obscure building architectural elements.
- Luminaire housings shall be recessed, flush mounted or projected from the building wall.
- Mounting heights of fixtures shall be no higher than required to accomplish the desired objective. For example, fixtures to light a doorway shall be located just above the door height, with the spread of the light beam limited to the width of the door threshold.

- Colored light beyond the range of white to yellow is not allowed.
- Specify "full cut-off" lighting luminaires that do not allow any uplighting.
- Mercury vapor lighting is prohibited.
- Do not design reflective surfaces below lighting that will bounce light back up toward the sky.
- All installations must comply with the currently adopted edition of the National Electric Code.

GUIDELINES

- Electric power technologies such as solar photovoltaics or fuel cells are encouraged. Energy efficient fixtures such as LED light technology are encouraged.
- Use timing mechanisms to shut off lights when they are not needed.
- Wrought iron, bronze, copper, tarnished brass, and other non-reflective metals are encouraged. Light fixtures that complement architectural elements are encouraged.
- Specify white light that has the highest efficacy (lumens per watt) for nighttime vision. White light lamp types include metal halide, compact fluorescent, and inductive lamps.



Shielded source, low-glare exterior light fixtures protect the night sky.

3.14 ENERGY EFFICIENCY

STANDARDS

- Buildings shall exceed the baseline minimum performance required by the International Code Council (ICC) International Energy Conservation Code (IECC) by 15 percent.
- Heating and cooling system/equipment shall be sized according to heating and cooling loads calculated using Air Conditioning Contractors of America (ACCA) Manual J, or equivalent.
- Ducts shall be sealed with tape complying with UL 181, mastic, gaskets, or an approved system as required by the ICC, IRC or IMC to reduce leakage. Shaft (duct, piping, flue shafts) openings to unconditioned space shall be fully sealed with solid blocking or flashing and any remaining gaps sealed with caulk or foam. Fire-rated collars and caulking shall be installed where required.
- Caulk, gaskets, adhesive flashing tape, foam sealant or weather stripping shall be installed along windows and doors to form a complete air barrier. Band joist and rim joists shall be insulated and air sealed.
- Skylight shafts and knee walls shall be insulated to the same level as the exterior walls.
- Recessed light fixtures that penetrate the thermal envelope shall be airtight, IC-rated, and sealed with gasket, caulk, or foam.
- Where ceiling/attic assemblies or designs have eave vents, baffles or other means are implemented to minimize air movement into or under the insulation.
- National Fenestration Rating Council (NFRC) certified U-factor and solar heat gain coefficient (SHGC) windows, exterior doors, skylights, and tubular daylighting devices shall be in accordance with ENERGY STAR, or equivalent.
- A minimum of 50 percent of the total hard-wired lighting fixtures, or the bulbs in those fixtures, must qualify as ENERGY STAR or equivalent.

GUIDELINES

- ENERGY STAR or equivalent appliances are encouraged.
- Occupancy sensors for hard-wired lighting outlets are encouraged.
- Solar water heaters are encouraged.
- Alternative energy sources such as photovoltaic panels and active solar space heating systems are encouraged.
- Performance inspection of the heating and/or cooling system verification by an HVAC contractor is encouraged.
- Reducing in fuel needs for heating and cooling is recommended including heat retaining materials, innovative heating systems such as radiant floor systems, electronically controlled and programmable thermostats, and airlock entries and vestibules.



The use of energy efficient building practices and technologies is encouraged.

3.15 PLUMBING SYSTEMS

STANDARDS

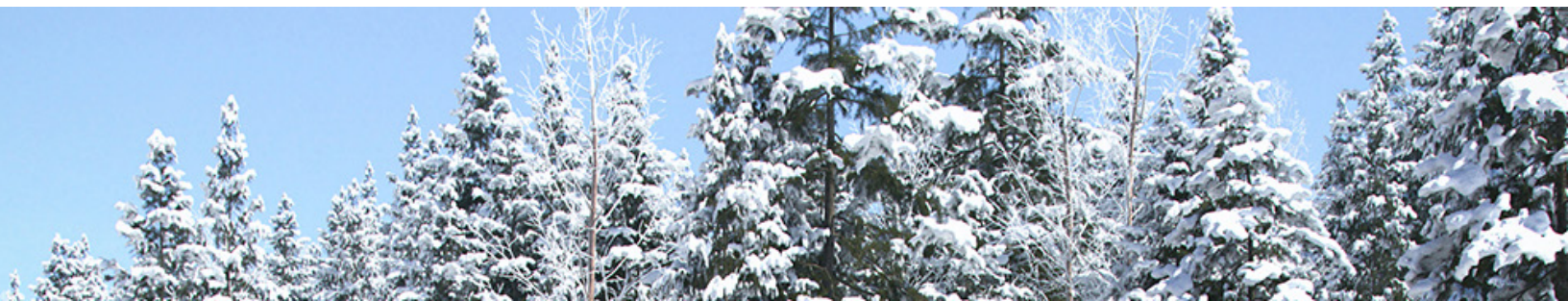
- Specify plumbing fixtures that use less water. Exceed fixture requirements of the Energy Policy Act of 1992 (in gallons per minute or gallons per flush).
- Specify water saving appliances such as dishwashers that use nine gallons/cycle or fewer and front-loading washing machines.
- Specify alternatives to traditional faucets for water conservation, such as infrared sensor faucets, delayed action shut-off or automatic mechanical shut off valves.
- All showers should be equipped with shower heads designed to pass not more than 1.5 gallons of water per minute.
- All faucets should be equipped with aerators or other flow-restricting devices designated to pass not more than 0.5 gallons of water per minute, provided however, that faucets used for dishwashers, washing machines, and bathtubs are excluded.
- Water-efficient lavatory faucets and toilets shall be installed.

GUIDELINES

- Automatic flush toilets and urinals that are sensoroperated rather than timer-operated are encouraged.
- ENERGY STAR appliances are encouraged.
- Tankless water heaters or on-demand heaters with a recirculation pump are encouraged to prevent the waste of water for heating purposes.

4 | SITE AND LANDSCAPE

Property Line Setbacks	4.1
Grading	4.2
Walls and Hardscape Materials	4.3
Plant Material and Installation/Maintenance	4.4
Construction Management	4.5
Defensible Space.....	4.6
Tree Removal and Selective Thinning	4.7
Irrigation	4.8
Driveways	4.9
Paths, Outdoor Stairs and Terraces	4.10
Fences	4.11
Lawn Ornaments and Sculptures	4.12
Exterior Service Areas/Satellite Dishes	4.13
Snow Management and Snowmelt	4.14
Site Lighting	4.15
Site Utilities	4.16
Identification Signs	4.17
Combining Lots	4.18



4 | SITE AND LANDSCAPE

In its planning, design and imagery, Crystal View at Schweitzer takes its place in the tradition of reverence for the surrounding indigenous landscape. These Standards and Design Guidelines have been written to ensure that the inherent character of the landscape is protected and enhanced for the enjoyment of all homeowners of Crystal View at Schweitzer now and into the future. The intent is to improve upon the vegetation that existed on the site prior to clearing for construction.

This chapter sets forth Standards and Design Guidelines for all site work including grading, landscaping, siting of buildings and design of site structures. The Architectural Control Committee will prefer designs that fit comfortably into the natural settings with materials and colors drawn from the immediate natural context, and planting designs that rely on naturalistic groupings of plants native to Schweitzer and the surrounding region.

4.1 PROPERTY LINE SETBACKS

A property line setback has been designated on the Final Plat and within the Restrictive Covenants for each residential lot. Property line setbacks have been identified based on minimum desirable setback, snow storage requirements, and site topography.

STANDARDS

- The construction of buildings, terraces, paths and all associated site work shall be located within the property line setbacks as defined by Platted Building ENV.
- All grading shall occur in accordance with the Crystal View at Schweitzer overall grading plan.
- No structures shall be located outside of the property line setbacks. This includes, but is not limited to, children's play structures, pet structures, accessory buildings, and fire pits. Storage of vehicles and recreational equipment is not allowed on the lot outside of the property line setbacks.
- The remaining lot area outside of the setbacks shall be established and maintained in a natural condition, but may include stormwater management features.

4.2 GRADING

Development within mountain areas requires significant site grading. Grading must blend into and appear to be extensions of existing natural forms. An overall grading plan has been established to guide development on this challenging site.

STANDARDS

- Finish grade at all sides of a building shall be sloped to provide a minimum of 6 inches of fall within 10 feet of the edge of the building. Where lot lines, walls, slopes or other physical barriers prohibit meeting this standard, the final grade shall be sloped away from the edge of the building at a minimum slope of 5 percent and the water directed to drains or swales to ensure drainage away from the structure.
- The individual site grading plan and sediment and erosion control plan must be stamped by a licensed civil engineer and provided to the ACC for approval.
- The site grading plan must identify the limits of clearing and grading.
- The design shall attempt to reduce the amount of cut and fill as much as possible.
- Topsoil must be removed, stockpiled and covered with tarps, straw, mulch, chipped wood, vegetative cover or other means capable of protecting it from erosion for later use to establish landscape planting. Topsoil should not leave the Crystal View at Schweitzer development.



The site and landscape guidelines are written to protect and enhance the character of the site and native vegetation.



The steep and complex nature of the topography led to the creation of an overall grading plan to address site grading at a neighborhood scale rather than a lot by lot basis.

- Grading shall be limited to the property line setbacks and driveways where possible. The overall grading plans shall provide guidance in exceptional cases.
- Resulting slopes shall not exceed 2: 1. Exceptions are where rock exists and cuts can be made to a maximum of 1.5: 1.
- Newly constructed berms must appear as natural landforms. Side slopes shall not exceed 3: 1, and the sides and top of the berm shall undulate.

GUIDELINES

- Grading slopes shall be used instead of retaining walls, wherever possible. A variance for a retaining wall may be granted by the ACC if the grading would otherwise extend beyond the property line setbacks or is necessary to reduce the long-term erosion effects.

4.3 WALLS AND HARDSCAPE MATERIALS

Wherever possible, retaining walls should appear to be an extension of the residence and are subject to the same criteria relative to color, materials, and durability as the building itself. Freestanding walls should be constructed of architectural materials compatible with those used in the residence.

STANDARDS

- The use of retaining walls shall be minimized.
- Retaining walls are not to exceed eight feet in height. Walls greater than five feet in height shall be designed by a structural engineer. Walls required to exceed this height must receive a variance from the ACC, and shall be stepped back or terraced, with walls' steps not to exceed four feet in height.

- Drainage must be provided behind walls to mitigate hydrostatic pressure.
- Wall materials shall be complementary of the materials utilized in the structure exterior.
- Boulder walls shall be constructed with incorporated planting pockets. The balance of rock to planting areas shall be 60-40.
- Tops of walls are to follow the contours of the site and not be horizontally stepped.
- Wall ends shall smoothly transition into adjacent grade.
- Walls shall not create grading difficulty for the adjacent site.

4.4 PLANT MATERIAL, INSTALLATION AND MAINTENANCE

Landscape designs must use material native or hardy to northern Idaho and help blend buildings into the surrounding landscape. This is to create the appearance of an undisturbed natural landscape. Care should be taken to choose plant materials that are suited to the microclimatic variations in sunlight, soil, and moisture conditions in the locations where they will be placed. Consideration of shade, sun exposure, and wind block should be given in the selection of trees. Front yard landscape design is intended to provide continuity along the streetscape and complement the vegetation planted along the street. The Crystal View at Schweitzer overall planing plan establishes the framework of design.

STANDARDS

- Plant materials shall be selected from the plant list attached in the Appendix.
- Native grasses, shrubs, wildflowers, trees, from the Plant List shall be selected and located as identified on the Crystal View at Schweitzer Overall Planting Plan.
- Turf grass is not allowed.
- Privacy planting design shall incorporate a mix of plant material, 45 percent Evergreen trees maximum, to avoid a "wall" affect.



Landscape design must utilize native material and plants to enhance the appearance of an undisturbed, natural landscape.

- New tree and shrub plantings must meet or exceed the following size requirements:
 - ◊ Deciduous trees: 30-40 percent two-inch caliper trees, 60-70 percent three-inch caliper trees
 - ◊ Evergreen trees: 30-40 percent minimum ten-foot high trees, 60-70 percent twelve-foot high trees
 - ◊ Shrubs: minimum five-gallon containers, minimum one gallon containers near retaining walls
 - ◊ Perennials and Groundcovers: minimum one gallon containers

GUIDELINES

- Consider the species and locations for tree planting to provide summer shading of streets, driveways, and buildings to moderate temperatures and heat island effects.
- Consider the species and location for tree planting to create vegetative wind breaks or channels.
- Soils should be improved with organic amendments and mulch.

4.5 CONSTRUCTION MANAGEMENT

Best Management Practices (BMPs) must be employed to limit the nuisance caused to adjacent property owners and control erosion and sedimentation. For more information, visit the Idaho Associated General Contractors website <http://www.idahoagc.org/environmental.htm>.

STANDARDS

- The lot grading plan and sediment and erosion control plan must be stamped by a licensed civil engineer. A Notice of Intent (NOI) must be filed by the Applicant with the Environmental Protection Agency (EPA) prior to commencement of construction.
- Grading and excavation must be limited to minimize air quality degradation. Dust suppression methods must be used as delineated by local, state or federal ordinances.
- Preserve existing vegetation where possible to prevent erosion.
- Revegetation of disturbed areas must be completed within 30 days of final grading if completion is within the growing season or within 30 days after the start of the next growing season. Consideration should be given to the soil environment, availability of irrigation and optimum planting times. If revegetation cannot occur within 30 days of final grading or for areas that will be left unworked for 30 days or more, then long-term erosion control measures shall be employed.
- Install structural BMPs to trap sediment on the downslope sides of the lot.
- Erosion control mats must utilize native seed.
- Locate and stabilize soil piles away from roads and drainage ways.
- Maintain erosion and sediment controls throughout construction.
- Protect storm drains from pollutants.
- Sediment and debris carried off-site by vehicles or storms must be cleaned up.

- The address of the site and permit holder's name and phone number must be displayed throughout construction.
- Contact the Bonner County Solid Waste Department to determine best practices for construction waste recycling 208-255-5681. Create a plan for collecting, sorting, and hauling materials such as lumber and metal for recycling.
- Construction activity is limited to the hours of 7:00 am to 7:00 pm. Construction activity is not allowed on Sundays.

GUIDELINES

- If possible, non-potable water sources should be used for dust suppression.

4.6 DEFENSIBLE SPACE

The term “defensible space” is used here to describe the techniques necessary to reduce the wildfire threat to homes. The Bonner County BonFire office may be contacted at (208) 255-5681 for evaluation of the property and recommendations for treatment.

STANDARDS

- Grasses located within the property line setbacks shall be kept to 18 inches in height or less.
- Highly flammable plants, such as junipers, should not be located near structures.
- Remove that portion of any tree, which extends within 10 feet of the outlet of any chimney or stovepipe.
- Maintain any tree adjacent to or overhanging any building free of dead or dying wood.
- Maintain the roof of any structure free of leaves, needles, or other dead vegetative growth.
- Provide and maintain at all times a screen over the outlet of every chimney or stovepipe that is attached to any fireplace, stove, or other device that burns any solid or liquid fuel. The screen shall be constructed of nonflammable material with openings of not more than one-half inch in size.
- Store firewood away from structures.
- Design and maintenance shall allow for fire truck access per County requirements.

4.7 TREE REMOVAL AND SELECTIVE THINNING

Once the initial planting has occurred, the removal of trees on the lot shall not be permitted except to comply with the guidelines for defensible space. The ACC may approve tree removal and/or thinning within the property line setbacks only if such removal or thinning clearly improves view corridors, solar exposure or other characteristics of the site, provided that such removal or thinning does not significantly increase negative visual impacts from adjacent homesites, public or outdoor common areas. Removal or cutting of trees not specifically authorized by the ACC is subject to fines of \$5,000 per tree.

4.8 IRRIGATION

Irrigation practices are only encouraged along the roadway and in the initial establishment of the landscape.

STANDARDS

- Five years after vegetation has been planted, each homeowner is required to disconnect the irrigation except in landscape areas adjacent to the street where permanent irrigation is allowed.
- Irrigation shall be limited to the property line setbacks, but may be required if restoration was required for scarred and disturbed areas in the remaining lot area.
- As part of the design review process, the Applicant will submit an irrigation plan to show that irrigation lines inside and outside of the property line setbacks have been separated.

GUIDELINES

- Harvesting of rainwater for irrigation is encouraged.
- Drip irrigation is recommended for its water conservation properties.
- Grouping of plants with similar watering needs is recommended.



Trails, paths and steps shall blend with the natural topography and vegetation.



Utilizing materials typically found within the alpine environment help blend paths and stairs into the surroundings.

4.9 DRIVEWAYS

Driveway design should fit the land with a minimum of grading required.

STANDARDS

- All driveways shall utilize snowmelt technology
- All driveways shall be paved with concrete, asphalt or pavers. Use of gravel, decomposed or crushed granite or other such material is not allowed.
- Driveway widths shall be 14 foot minimum.
- Driveway grade of no more than 12 percent is recommended, however, driveways not to exceed 14 percent grade will be considered. BGRC 12-471(E)
- Gates are not allowed.
- On-street parking is not allowed.
- Driveways must meet the road at a right angle, unless the ACC grants a variance approving the alignment because special circumstances exist.

GUIDELINES

- It is recommended that snowmelt technology be powered by solar, geothermal, or other means of alternative energy.
- Safe movement and crossings for pedestrians shall be considered, as well as adequate space for snow management.



Driveways should fit the land with minimal grading.

4.10 PATHS, OUTDOOR STAIRS AND TERRACES

Trails, paths, steps and terraces shall be designed to blend with the natural topography and vegetation, and with retaining walls, fences, or building foundations. Trails and paths help direct foot traffic into desired corridors and discourage the random development of “social trails” which create excessive impact on the natural landscape.

STANDARDS

- These elements shall be located within the property line setbacks only. Neighborhood trails are typically located outside of the setbacks, and are identified on the Final Plat.
- Materials for surfaces will be stone, chipped stone, gravel or wood. Stone is the preferred material for defining the edge of trails and paths. Alternatives to stone for edge definition on step risers and treads may include heavy timber or shaped logs, although these generally require more maintenance and are less natural in appearance.
- Design shall not impede the use of ski trails.

GUIDELINES

- Steps and ramps may be used where path grades exceed five percent longitudinal slope. Where steps are used, access for disabled persons can also be provided by the construction of a suitable ramp meeting accessibility guidelines. Handicap-accessible ramps sloping up to eight percent require handrails and are discouraged. Ramps with slopes of five percent or less do not require handrails and should be used whenever possible.

4.11 FENCES

STANDARDS

- Fences are not permitted.

4.12 LAWN ORNAMENTS AND SCULPTURES

STANDARDS

- Lawn ornaments and sculpture may be allowed in private areas immediately adjacent to the residence with permission from the ACC. These elements shall not be placed to be intentionally visible from off site.
- Landscape lighting associated with such elements will only be allowed if a variance is granted by the ACC.

4.13 EXTERIOR SERVICE AREAS

STANDARDS

- Trash disposal areas, outdoor work areas and outdoor equipment and air conditioning units shall be completely screened from views from adjacent properties by means of architectural or landscape screens.
- Exterior trash storage shall be wildlife proof, including bears. Several bear-proof trash enclosures are commercially produced and readily available.
- Other bear-proofing practices, such as removing bird feeders and pet food from outside areas during bear-activity seasons are required.
- Satellite dishes may be no larger than 24 inches in diameter. All other antenna devices must be concealed under eaves or in attics.

4.14 SNOW MANAGEMENT AND SNOWMELT

Crystal View at Schweitzer receives significant accumulations of snow throughout the winter season. Snow management shall be considered during the design of the architecture and landscape.

STANDARDS

- The roof shedding and retention of snow is an important issue of safety and snow management. See the Roof section of this document for more information.
- Snowmelt system boilers and other mechanical equipment shall be located within or adjacent to the building. They are not to be contained within free-standing structures or vaults.

GUIDELINES

- Snow shall be stored on site rather than hauled to a remote location.
- Snow must not be stored on public roads or paths.

4.15 SITE LIGHTING

All site lighting at Crystal View at Schweitzer must be carefully designed to light only the area needed for reasonable levels of safety and security. Seek to eliminate as much outdoor lighting as possible. Clear night sky conditions often provide ample light for many tasks. Use only enough lighting for the task at hand and avoid the tendency to over-light, which can make adjacent unlit areas seem even darker.

STANDARDS

- Focus all light downward. All direct light shall shine a minimum of 20 degrees below a horizontal plane. Focus light downward for lighting identification signs and entries.
- High-gloss finishes that increase the reflectivity of the luminaire housing are not allowed.
- Do not design reflective surfaces below lighting that will bounce light back up toward the sky.
- Pole-mounted luminaries shall be mounted at heights suitable for the intended lighting purpose, and mounting heights shall be no higher than that required to accomplish the desired objective. Keeping pole-mounted luminaries low to the ground and closely spaced allows the wattage per luminaire to be kept below 100 watts.
- Select low activity levels and in no case exceed the recommended practice levels. Typical lighting levels for safety and security are generally in the 0.5 to 1.0 average foot-candle range.
- The luminaire light source shall be shielded.
- Luminaire housings shall be furnished to blend with the structure materials.
- An excessive number of luminaries, or excess light levels and glare, are not allowed. Pools of light shall be provided, not continuous and even lighting.
- Mercury vapor lighting is prohibited.
- Colored light beyond the range of white to yellow is not allowed.
- Up-lighting for trees, plants and other

plant material is not allowed.

- No lighting will be permitted in areas outside of the property line setbacks.
- All installations must comply with the currently adopted edition of the National Electric Code.

GUIDELINES

- Electric power technologies such as solar photovoltaics or fuel cells are encouraged. Energyefficient fixtures such as LED light technology are encouraged.
- Light fixtures that complement architectural elements are encouraged.
- Use timing mechanisms to shut off lights when they are not needed (as in driveways and walk ways when not in use). The use of motion detectors for secondary lighting is encouraged.
- Specify white light that has the highest efficacy (lumens per watt) for nighttime vision. White light lamp types include metal halide, compact fluorescent, and inductive lamps.
- Site lighting should be confined to areas enclosed by walls or in the immediate vicinity of the main entrance, with the exception of walkways from the street to the front door.

4.16 SITE UTILITIES

The potential for disturbance to grading and landscaping from utility installation and maintenance should be minimized.

- Site utilities shall be installed within the driveway easement and underground.
- If site utilities are desired to be located outside of the driveway easement for unique circumstances, the proposed location and revegetation plan must be approved by the ACC.



Crystal View Entry Gate

4.17 IDENTIFICATION SIGNS

The ACC has jurisdiction over all signs located on the property including “for sale” signs.

STANDARDS

- House numbers shall be located along-side or above the front entry door. Owner last names are also permitted in this location.
- Identification signs are not permitted in any other location.
- House numbers shall be of adequate size and color to be visible from the road. House numbers shall be lit or of reflective material.
- All signs shall be consistent with fire safety requirements.

4.18 COMBINING LOTS

If an Applicant owns two contiguous lots and wants to combine the lots into a single lot, with reconfigured property line setbacks, the Applicant may do so with the consent of the ACC and replat approval from Bonner County. The ACC must consider that while joining two or more lots may provide more open space, relocated property line setbacks may also have an adverse impact on the views and privacy of other nearby homesites, rider circulation, or common areas and therefore may not be approved by the ACC or Bonner County.

5 | APPENDIX

Design Review Procedures..... A

Plant List..... B



APPENDIX

This section provides a “road map” to guide an applicant through the design and construction review at Crystal View at Schweitzer. This design review process must be followed for all construction activity at Crystal View at Schweitzer to include:

- The construction of a new building;
- The renovation, expansion or refinishing of an exterior of an existing building;
- Landscape changes to a site.

Appendix A Design Review Procedures

Appendix B Plant List



3D perspective sketch example

APPENDIX A

DESIGN REVIEW PROCEDURES

This section provides a guide to the design review process and construction review process for the Crystal View at Schweitzer community. The process involves a series of meetings between the Owner, their design professionals and the Architectural Control Committee (ACC). It begins with an informal introductory meeting and concludes with the completion of construction. Along the way are a series of meetings, or check points, designed to ensure a smooth and efficient review of the new home design or improvements to an existing home.

The ACC is committed to assisting Owners through the design review process. As opposed to a "regulatory review agency," The ACC should be thought of as a member of the Owner's design team.

Construction and improvement plans will be carefully reviewed by the ACC to ensure that the design is compatible with both Crystal View at Schweitzer as well as Schweitzer Mountain Resorts as a whole, and to the particular homesite. The design review process must be followed for any of the following improvements:

- Construction of a new home
- The renovation, expansion or refinishing of the exterior of existing buildings including repainting with a different color as previously approved by the ACC
- Major site and/or landscape improvements except for replacement of plant species similar to those previously approved by the ACC

THE DESIGN REVIEW PROCESS TAKES PLACE IN FIVE STEPS:

- 1 PRE-SUBMISSION
- 2 PRELIMINARY SUBMISSION
- 3 FINAL SUBMISSION
- 4 PRE-CONSTRUCTION
- 5 POST CONSTRUCTION



The design review process is created to ensure a smooth and efficient review of a new home.

THE ARCHITECTURAL CONTROL COMMITTEE

The Crystal View at Schweitzer ACC derives its legal existence and authority by virtue of certain sections of the “Declaration of Protective Covenants for Crystal View at Schweitzer.”

The Crystal View at Schweitzer ACC consists of three regular members plus alternates.

The ACC holds meetings and conferences as necessary. Owners or their representatives (Applicants) who have a project to be reviewed must contact the ACC for an appointment. Appointments are scheduled and applicants will be notified of their scheduled time.

Approval of submittals must have the affirmative vote of a majority of the quorum. The ACC may approve, approve with changes, or require a re-submission. Individual members of the Committee may from time to time, give unilateral approval on details, minor changes, etc. In such cases, approval will be specifically given in writing.

The ACC may adopt, amend and repeal the Design Standards and Guidelines and/or the Design Review Process. Owners are responsible for obtaining and abiding by the most recent Design Standards and Guidelines. Since the requirements for building and construction permits/ inspections by government agencies change from time to time, applicants are urged to thoroughly review the relevant requirements of Bonner County and the State of Idaho prior to beginning construction activity.



The Architectural Control Committee is intended to be a design team member and not a regulatory agency.

STEP 1: PRE-SUBMISSION

Although some of the pre-submission actions are not required, they will not only expedite approval by the ACC, but will also result in a more valuable and enjoyable home in the years to come.

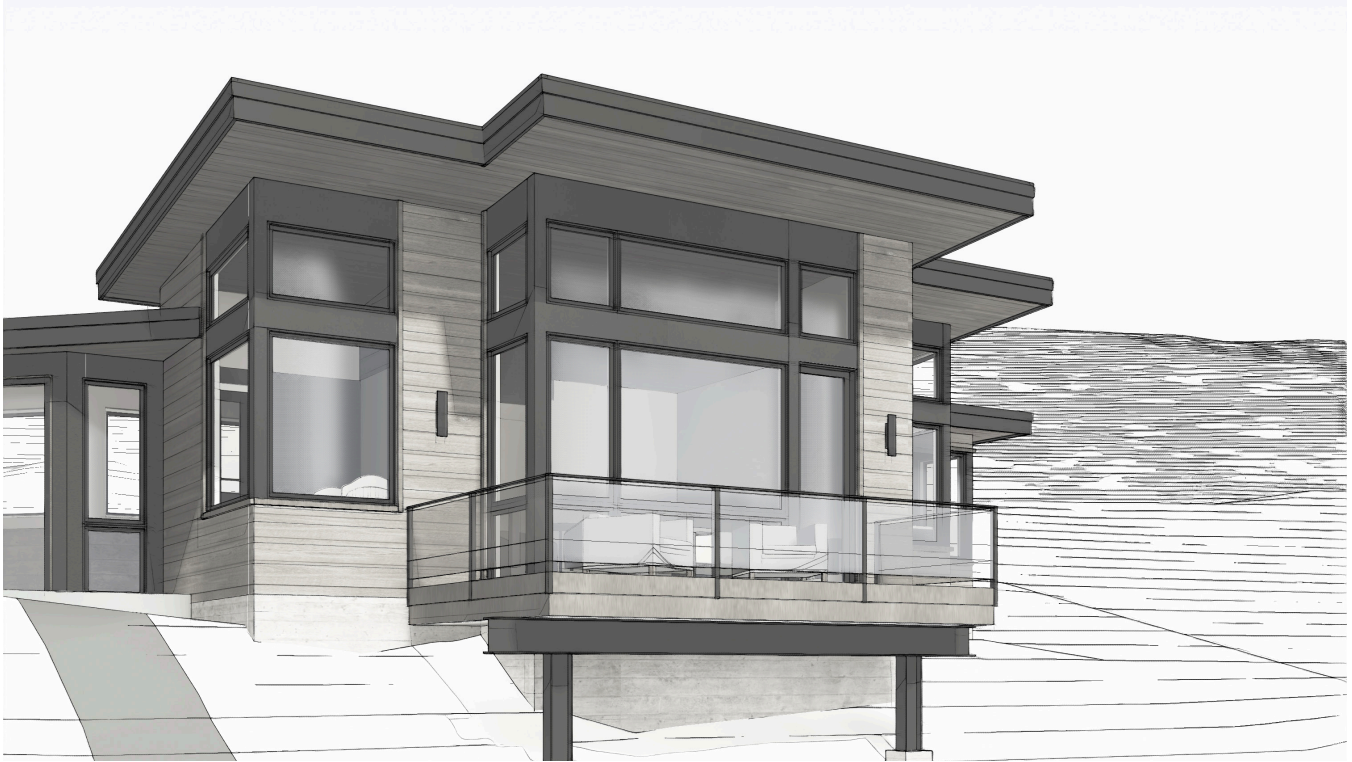
A. SPECIALIST RETENTION

Due to the challenges of developing in mountain environments, the ACC requires that applicants retain assistance from a practicing and licensed architect, civil engineer and land surveyor. It is recommended that these professionals be regionally based and/or are familiar with the peculiarities of the altitude, climate and topography. In addition to meeting the minimum quantity of documentation, the drawings should meet a minimum standard of design quality. All plans and specifications for proposed construction must be prepared, stamped, signed, and preferably submitted by the following professionals:

- Lot Specific Soils Test: Geotechnical Engineer
- Topographic Survey: Land Surveyor
- Architectural Plans: Architect
- Lot Grading Plan: Civil Engineer
- Sediment and Erosion Control Plan and Stormwater Management Plan: Civil Engineer

B. THE PROTECTIVE COVENANTS

The Protective Covenants applying to the lot and the subdivision should be read. These documents are referred to in the title insurance commitment issued to the owner when the lot was purchased. The recorded plat that includes building envelopes for each lot of the subdivision also contains information required for planning.



It is recommended that the owner and/or architect meet with the ACC to discuss the guidelines and design.

C. PRE-DESIGN CONFERENCE

Before beginning the design, the owner and/or their architect would be wise to request a meeting with the ACC to clarify the Standards and Design Guidelines and the Review Process, exchange ideas about the design, and schedule the review process. Although not required, this meeting is usually helpful in moving quickly through the design process. The ACC as a whole grants approval only after a proper submittal has been made following which a written approval will be issued. The ACC will respond as quickly as possible to requests for a pre-design conference but may require as many as 10 business days to schedule the meeting.

D. START-UP

The owner and architect should visit and investigate the site prior to initial design work. It is suggested that a local surveyor be contacted to verify existing surveys and conduct a site-specific topographic survey before any planning begins. We also recommend contacting a Civil Engineer prior to planning to conduct a lot specific soils test.

C. BONNER COUNTY BUILDING LOCATION PERMIT

A Building Location Permit is required from the County for “erecting, constructing, setting, placing, installing, enlarging, extending, moving or converting any building, residence or structure in unincorporated Bonner County.” (For complete ordinance text, see BCRC, § 11-101) Contact the Planning Department for application forms and submittal requirements. The County has its own fees and submittal requirements, and should be contacted regarding these items. The number is (208)265-1458.

DESIGN REVIEW

There are two stages of review Preliminary and Final. The following are the requirements for each of these reviews. Omission of any items could result in a substantial delay in review.

The review must be scheduled with the ACC a minimum of two weeks in advance. The package is to be submitted to ACC no less than ten days prior to a scheduled meeting in order to expedite the approval process. Submission shall include three full-size (24" x 36") sets of plans.

Information on all drawings: Each drawing should have clearly stated; (a) the scale; (b) the orientation; (c) the subdivision and lot number; (d) the owner's name, current address and telephone number; (e) the architect's name, address and telephone number; (f) the date; (g) the architectural stamp.

The ACC may request additional drawings, perspectives, three-dimensional models or three dimensional computer visualizations to help understand and evaluate the proposed project.

STEP 2: PRELIMINARY SUBMISSION

The preliminary submission helps to insure that the architect has understood the intent of the ACC. Therefore, owners and architects are encouraged to submit conceptual plan and not to submit fully developed plans and specifications. This is to avoid the additional expense of making changes to designs. The site investigation including the site survey, soils test, and general information for the site plan should be complete or near completion for the preliminary submission.

☐ DESIGN REVIEW APPLICATION FORM

Complete the form provided in this package.

☐ SITE SURVEY

A stamped plan by a licensed land surveyor with the footprint of the house superimposed. (Scale = 1"=20'-0" or greater) which shows:

☐ PROPERTY LINES

- ☐ Setback lines.
- ☐ Building envelope.
- ☐ Easements of record and other restrictions on the property.
- ☐ Topographic Survey at minimum 2' contour intervals.
- ☐ Show location of all existing significant trees (2" caliper or greater). Where dense stands of trees are located, a line may be shown which demarcates the edge of vegetation. Show such trees and vegetation within 20' from the property line.

☐ LOT SPECIFIC SOILS TEST

Results stamped by a licensed geotechnical engineer.

☐ PROPOSED SITE PLAN

(scale 1 / 16" = 1' or greater detail) indicating:

- ☐ Existing and proposed elevations
- ☐ Existing and proposed contours at minimum 2' intervals. Contours shall be depicted 5' intervals beyond perimeter of property line to show how site grading impacts existing off site grades.
- ☐ Building footprint
- ☐ Roofline
- ☐ Driveway from the road to the house
- ☐ Retaining walls
- ☐ Drainage
- ☐ Utility connections/trash locations
- ☐ Skier and Snowboarder Rider Circulation (See the Design Standards and Guidelines Appendix D) and other public trails
- ☐ All exterior lighting not attached to the structure
- ☐ Decks, hot tubs, water features, accessory structures, etc. locations
- ☐ Significant existing trees and shrubs

- All trees 2" caliper and greater trees proposed to be removed. Show general location of proposed tree and shrub planting, areas proposed for revegetation and areas proposed for perennial plantings.
- Surrounding lots and structures should be included in the site plan to show the location of existing and proposed drainage systems, grading, culverts and headwalls, utility lines and location of utility meters, trash enclosures, rooflines, easements and retaining walls in relation to the proposed project.

□ BUILDING FLOOR PLAN

The use of each room must be clearly labeled (kitchen, bedroom, etc.) as well as the elevation of each floor. Overall building dimensions and distance from property lines should be indicated. (Scale 1/4" = 1'0")

□ ROOF PLAN

Roof shedding and retention techniques to be employed must be shown. (Scale 1/4" = 1'0")

- Roof Materials
- Roof Slope
- Gutter and RWL Locations
- Chimney Locations

□ EXTERIOR ELEVATIONS

Provide a minimum of four exterior elevations (Scale 1/4" = 1'0") which shows:

- All exterior features including location of utility meters, and exterior lighting.
- Existing and finished grades
- All anticipated exterior materials and colors must be called out on the drawings, including the type of roofing finish, type of window frames and glass, siding, masonry materials, etc.
- Location of subsurface and foundation drains.
- The height of the building must be shown on the elevation drawings as defined in the Crystal View at Schweitzer Design Guidelines.

□ BUILDING CROSS SECTIONS

A minimum of two cross sections to indicate siting of the building with respect to the contours of the lot, the roadway and adjacent properties should be provided. (Scale 1/4" = 1'0")

- Existing and proposed grad
- Properlines and setbacks
- Building envelope
- Line of maximum allowable building height

□ DESIGN REVIEW FEE

A design review fee, payable to the Architectural Control Committee, in the amount of \$1,000 must be paid before preliminary review begins.

STEP 3: FINAL SUBMISSION

In the Final Design Review meeting(s), the owner/architect are to deliver fully developed design drawings that address any concerns identified in the Preliminary Design Review. All drawings must be stamped by a licensed professional. In situations where significant changes are required during the Preliminary Review, the ACC may reasonably encourage an interim submittal prior to a Final Review to make sure that the redesign is on the right track before proceeding to completed documents.

☐ DESIGN REVIEW APPLICATION FORM -

Complete the form provided in this package

☐ SEDIMENT AND EROSION CONTROL PLAN AND STORMWATER MANAGEMENT PLAN

Stamped by a licensed civil engineer.

- ☐ Indicate the means and time schedule by which the prevention of erosion will be addressed during and after construction
- ☐ Limits of construction and the technique proposed for defining the limit prior to and during construction. Green construction fencing around the perimeter of the construction limits is the preferred approach.
- ☐ Location and proposed method of existing tree and vegetation protection
- ☐ Placement and type of perimeter filters
- ☐ Water control methods
- ☐ Soil storage and stabilization measures
- ☐ Siltation control devices
- ☐ Proposed revegetation methods
- ☐ Proposed seed and fertilizer types, their application rates and methods

☐ PROPOSED SITE PLAN

Requirements for the proposed site plan are the same as in the preliminary submission unless ACC indicates in the review process that additional information is necessary. By Final Submission, the Site Plan must be stamped by a licensed civil engineer.

☐ GRADING PLAN

The Lot Grading Plan must be stamped by a licensed civil engineer. (scale 1"=20' minimum) indicating:

- ☐ Existing and proposed contours at minimum 2' intervals
- ☐ Existing and proposed site drainage, including swales, drywells, drain inlets, piping, etc. This must include showing how the proposed site drainage will affect drainage outside of the lot.
- ☐ Cut and fill areas and quantities
- ☐ Limits of clearing and grading

☐ LANDSCAPE PLAN

(scale 1"= 20' minimum) indicating:

- ☐ Sizes, quantities, species (common and Latin name) of all plant material included.
- ☐ Plan of plant material locations
- ☐ Location of all existing significant trees (2" caliper or greater). Where dense stands of trees are located, a line may be shown which demarcates the edge of vegetation. Identify location and size of significant trees (2" caliper or greater) to be removed
- ☐ Exterior lighting locations, including specifications for bulb wattage and cut sheet on fixture type (includes building exteriors and landscape lighting)
- ☐ Hardscape including proposed site retaining walls, paved areas, water features, spas etc. Indicate material of all hardscape surfaces including color if appropriate.
- ☐ Location of snowmelt pavement and control boxes
- ☐ Include an irrigation plan including location of tap, control clock, mainline, lateral line, and irrigation heads. Show irrigation zones inside and outside of the building envelope are separated (if restoration is necessary outside of the building envelope)

☐ ROOF PLAN

Careful and thoughtful snow management design is critical for the safety and efficient functioning at Crystal View at Schweitzer. Roof and structure detailed design information is required. The roof plan must be stamped by a licensed architect and/or a licensed structural engineer. (Scale 1/4" =1'0"). Indicate:

- ☐ Areas of snow shedding or retention and methods of water removal
- ☐ Specific techniques proposed to manage snow shed to protect pedestrian and vehicular zones
- ☐ Identify snow retention techniques and plans, snow load capacity, and snowmelt systems and locations
- ☐ Indicate the location of chimneys and roof mounted mechanical equipment

☐ STRUCTURAL DRAWINGS

Structural drawings are required to be stamped by a registered structural engineer. Each submittal must include approved engineering drawings detailing footings, foundation walls, and any site retaining walls (if applicable).

☐ BUILDING FLOOR PLANS

The basic interest of the ACC in regard to the floor plan and roof plan is its affect on the exterior of the house, and thus upon the neighborhood. Requirements for submission are the same as from the preliminary submission but greater detail is expected. Equipment such as water heaters, kitchen appliances, wet bars, storage areas, garbage areas and meter locations, etc., must be shown on the floor plan and/ or the site plan. Indicate:

- ☐ Building dimensions
- ☐ Door and window locations and sizes
- ☐ Location of mechanical and electrical systems
- ☐ Fire sprinkler and monitoring systems

Building Floor Plans must be stamped by a licensed architect (Scale 1/4" =1'0").

☐ BUILDING CROSS-SECTION

At least two cross sections must be submitted showing all construction details. Indicate:

- ☐ Building walls
- ☐ Floors
- ☐ Interior relationships
- ☐ Finished exterior grades
- ☐ Building height
- ☐ Any other information to clearly describe the exterior of the building as well as the building's relationship to the site.

The Building Cross-Section must be stamped by a licensed architect (Scale 1/4" =1'0").

☐ PERSPECTIVE SKETCH

One or more ground level perspective sketch(es) of the building must be provided by locations representing a primary public exposure to the building. Sketches should indicate exterior shadow patterns, materials, patterns, colors, textures, and trim details.



☐ SPECIFICATIONS

Provide design details and sample materials to sufficiently represent the visual expression of the building, exposed connections, and material interfaces. Providing information and exhibits regarding the design details specified in the Crystal View at Schweitzer Design Guidelines is more likely to expedite the review process and result in final approval. Samples of all exterior and roof colors must be submitted and applied on an actual sample of the materials to be used. Such submissions must include but are not limited to:

Roof materials and colors

Exterior wall materials and colors (samples of logs and stone must be submitted for building utilizing such materials)

Windows and exterior door colors and details

Exterior trim materials and colors

Railing details (if applicable)

Exterior lighting fixture cutsheets

Wall materials

☐ COMPLIANCE DEPOSIT AND INSPECTION FEE

A final inspection deposit of \$10,000, payable to the Architectural Control Committee, plus an inspection fee of \$1,000 will be paid before final stamped plans are reviewed. The deposit and inspection fee may be reduced in the case of minor remodeling. The Compliance Deposit is a security for the applicant's full and faithful performance of its construction in accordance with the approved final plans and these regulations. The \$10,000 deposit will be refunded upon completion and determination that the residence is built in compliance with final approved plans and in accordance with the Covenants. Part or all of the deposit may be retained by the ACC if the terms are not met.

☐ VARIANCE REQUEST

A variance to the design standards may be requested of the ACC throughout the design review process, however, it is recommended that a variance request be made during the pre-submittal or preliminary submittal steps so as not to cause delay in the review process. The variance must be requested no later than with the Final Submission package. Written notice must be mailed to all owners of the Crystal View at Schweitzer lots at least 30 days prior to the Final Design Review. Contact the Homeowners Association for a mailing list. Responses received prior to the Final Design Review will be considered in the granting of a variance.

The applicant must submit in writing, the variance requested, the reasons for such variance, and the unique circumstances under which the variance should be allowed. If the majority of the ACC finds that the project has merit and hardship exists, a variance will be authorized to remedy disparity in privileges. The ACC will provide a written response of their decision on the variance within ten days of the variance request. Variance approval from the Design Committee does not constitute approval from the proper Bonner County authorities.

☐ DESIGN REVIEW APPROVAL

The ACC will issue final design approval in writing within ten days of a vote for approval at a Final Design Review meeting. This approval does not constitute an approval to begin construction, but rather, to begin the construction process including additional plan approvals as outlined in the next section.

If the decision of the ACC is to disapprove the submission, the Committee shall provide the owner with a written statement of the basis for such disapproval to assist the owner in modifying or redesigning the project so as to obtain the approval of the Committee. Final approval is valid for one year. Should more than a year lapse before construction is complete, the property owner must resubmit for approval and pay the necessary re-submission fees.

THE CONSTRUCTION PROCESS

Following a vote of approval of the Final Design, the preconstruction process may commence.

Any improvements by property owners within the common interest community must conform with the approved plans. Therefore, the final approval of a proposed design constitutes an agreement with the ACC that the proposed home or modification to a home be consistent with the approved plans and specifications. Fines may be imposed in the event changes are made without the approval of the ACC. The ACC, however, understands that the construction process ultimately results in either a need or desire to make a change in the approved drawings. It is required that the ACC review and approve proposed changes to final approved plans, and will welcome the opportunity to review proposed changes before they happen. In the event a change is desired, the owner, builder, or architect must contact a member of the ACC to discuss the proposed change, then submit the proposed changes in a graphic and written form to the ACC for review. The ACC will work in a reasonable manner to respond to a request for change as quickly as possible but the review process will remain consistent the policies, standards and guidelines.

STEP 4: PRE-CONSTRUCTION

Before any construction, earthwork, or vegetation disturbance begin on the site, the following steps must be completed in the order listed, in addition to any requirements of Bonner County:

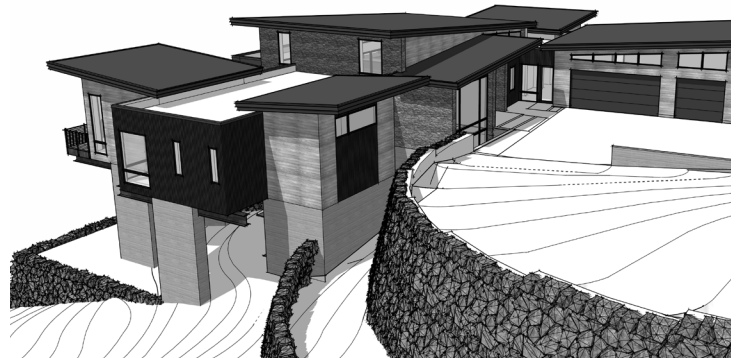
- ☐ INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS
- ☐ (ICBO) STAMPED BUILDING CONSTRUCTION PLANS
- ☐ EPA COMPLIANCE
- ☐ CONSTRUCTION MANAGEMENT PLAN
- ☐ CERTIFICATE OF ARCHITECTURAL APPROVAL
- ☐ LOT STAKING
- ☐ BUILDING LOCATION VERIFICATION
- ☐ PRE-CONSTRUCTION INSPECTION AND EXCAVATION AUTHORIZATION

A. LCBO APPROVED BUILDING

Prior to the ACC issuing a Certificate of Architectural Approval an International Conference of Building Officials (ICBO) inspector must review and stamp the building construction plans. One copy of the stamped plans must be submitted to the ACC. It is suggested that an ICBO inspector be consulted prior to submittal of the Final Design Submittal to ensure construction can occur as designed.

B. EPA COMPLIANCE

As per Idaho requirements, a Notice of Intent (NOI) must be filed by the Applicant with the Environmental Protection Agency (EPA) prior to the commencement of construction. Additionally, a construction project that will disturb more than one acre of land is required to have a Construction General Permit. The building contractor should be familiar with these applications and able to complete the forms. View the EPA Region 10 website <http://yosemite.epa.gov/rio/water.nsf> or call (206) 553-6650 or toll free (1-800) 424-4372 for more information about construction permit requirements.



C. CONSTRUCTION MANAGEMENT PLAN

A construction management plan containing the following information must be submitted to the ACC for approval:

- ☐ Locations proposed for construction activity will be confined and areas or features to be protected
- ☐ Locations of materials storage, dumpsters, chemical toilet, debris storage, and limits of excavation
- ☐ Construction period and phasing (Must be between the hours of 7 a.m. to 7 p.m. Monday through Saturday. Construction is not permitted on Sundays)
- ☐ How and where construction vehicles will be parked at the construction site
- ☐ The maximum number of construction vehicles that will be parked at or adjacent to the site at any one time
- ☐ The manner in which construction workers will be transported to and from the site during construction
- ☐ The Sediment and Erosion Control Plan
- ☐ Contact information for the owner, architect, contractor, and the identified construction management enforcer

The pre-construction inspection will also include examining the construction best management practices (BMPs) in place. Erosion and sediment controls for runoff from your site should be in place before construction begins. Lot owners are responsible for any spillage on roads, ditches, adjoining properties or common areas. Existing vegetation to remain must be adequately protected during excavation and construction.

D. CERTIFICATE OF ARCHITECTURAL APPROVAL

Upon satisfactory review of final plans stamped by an ICBO inspector and ACC approval of the Construction Management Plan, the ACC will issue a completed Certificate of Architectural Approval. NO EXTERNAL CHANGES WILL BE PERMITTED AFTER THE APPROVAL OF FINAL PLANS without resubmitting the changes to the ACC. The Certificate must be signed by the owner and returned to the ACC as soon as possible. Failure to return the Certificate could delay staking approval. When the plans have been approved and the Certificate issued, then a Notice of an Existing State of Property will be recorded against the property to insure the house will be built according to approved plans.

C. LOT STAKING

After the plans have been approved, and not more than two weeks prior to the planned start of construction, a licensed surveyor must complete the following staking and marking:

- Corners of all structures
- Building setback lines
- Driveway alignment
- Flag all shrubs and trees that are to be removed with tape, not paint

F. BUILDING LOCATION VERIFICATION

A licensed surveyor must complete the "Building Location Verification" form that is included in this packet.

G. PRE-CONSTRUCTION INSPECTION AND EXCAVATION AUTHORIZATION

The ACC must be contacted to schedule a Committee member to inspect the staking and other pre-construction work. The Building Location Verification form must be provided to the ACC. It is recommended that staking be clearly marked or the surveyor be present for the staking inspection to expedite the review. If the staking is accurate, the Committee member will then sign the Certificate verifying this fact, and return the Certificate to the Design Committee office for filing. Copies can be obtained by contacting the office. This completes the pre-construction requirements of the ACC and excavation can begin as long as all other government construction requirements are met.

STEP 5: POST CONSTRUCTION

The following steps must be completed in the order listed following the completion of construction:

- ☐ CERTIFICATE OF OCCUPANCY
- ☐ TEMPORARY CERTIFICATION OF COMPLIANCE
- ☐ CERTIFICATE OF COMPLIANCE

A. CERTIFICATION OF OCCUPANCY

A certification of occupancy must be issued by an ICBO inspector immediately following the completion of the structures' construction. A copy of the certification must be submitted to the ACC.

B. TEMPORARY CERTIFICATION OF COMPLIANCE

Upon receipt of the Certification of Occupancy, a Temporary Certificate of Compliance must be obtained from the ACC so there is no implication in the County Clerk's records that the improvements have not been completed in accordance with the plans approved by the ACC. This may be done by contacting the ACC and requesting an inspection. A member of the ACC will do an exterior inspection, and if the house has been completed according to approved plans, a Temporary Certificate of Compliance will be executed and recorded. If there is intention to sell the house upon completion, it is best to have this final inspection as soon as possible.

C. CERTIFICATION OF COMPLIANCE

Final inspection by the ACC should be scheduled following the completion of all portions of construction, including all landscaping, driveway paving and any remedial work that the ACC required the owner to perform following the temporary certificate of compliance.

DEPOSIT AND ENFORCEMENT

The ACC shall hold the Compliance Deposit as security for the Owners full and faithful performance of its construction activity in accordance with its approved Final Plans and this Regulation. After the Certificate of Compliance has been filed, arrangements then can be made with the ACC for the refund of the \$10,000 deposit paid at final approval. It is the owner's responsibility to contact the ACC to obtain the refund of the compliance deposit. Failure to do so within one year from the completion of the home causes the deposit to become part of the reserve fund for the Homeowners Association.

The ACC may use, apply, or retain the whole or any part of the Compliance Deposit to the extent required to reimburse for any costs which the ACC or Master Developer may incur, or may be required to incur, by reason of the Owner's noncompliance in respect of any of the terms and conditions set forth herein. Instances in which the ACC may retain the whole or part of the deposit include the event of fines from failure to construct in accordance with the Final Approved Plan or costs incurred from damage to property

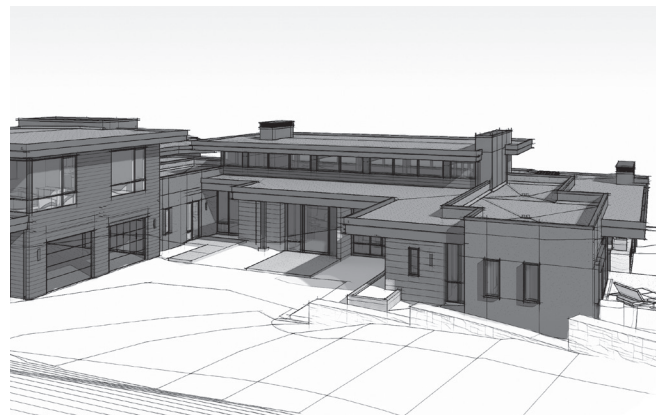
or infrastructure. If the \$10,000 deposit is not sufficient to cure such noncompliance by an Owner, the ACC will contact the owner for payment. If payment is not received, a lien will be filed. Upon written request from the ACC, Owners shall, at their own expense, remove such structure or improvements and restore the land to substantially the same condition as existed prior to the nonconforming work.

Any contractor, subcontractor, agent, employee, or other invitee of an Owner who fails to comply with the terms and provisions of the Standards and Guidelines or Procedures may be excluded by the ACC. The ACC may order a stop in work at any time if noncompliance must be remedied.

TIMELY COMPLETION CERTIFICATE OF COMPLIANCE

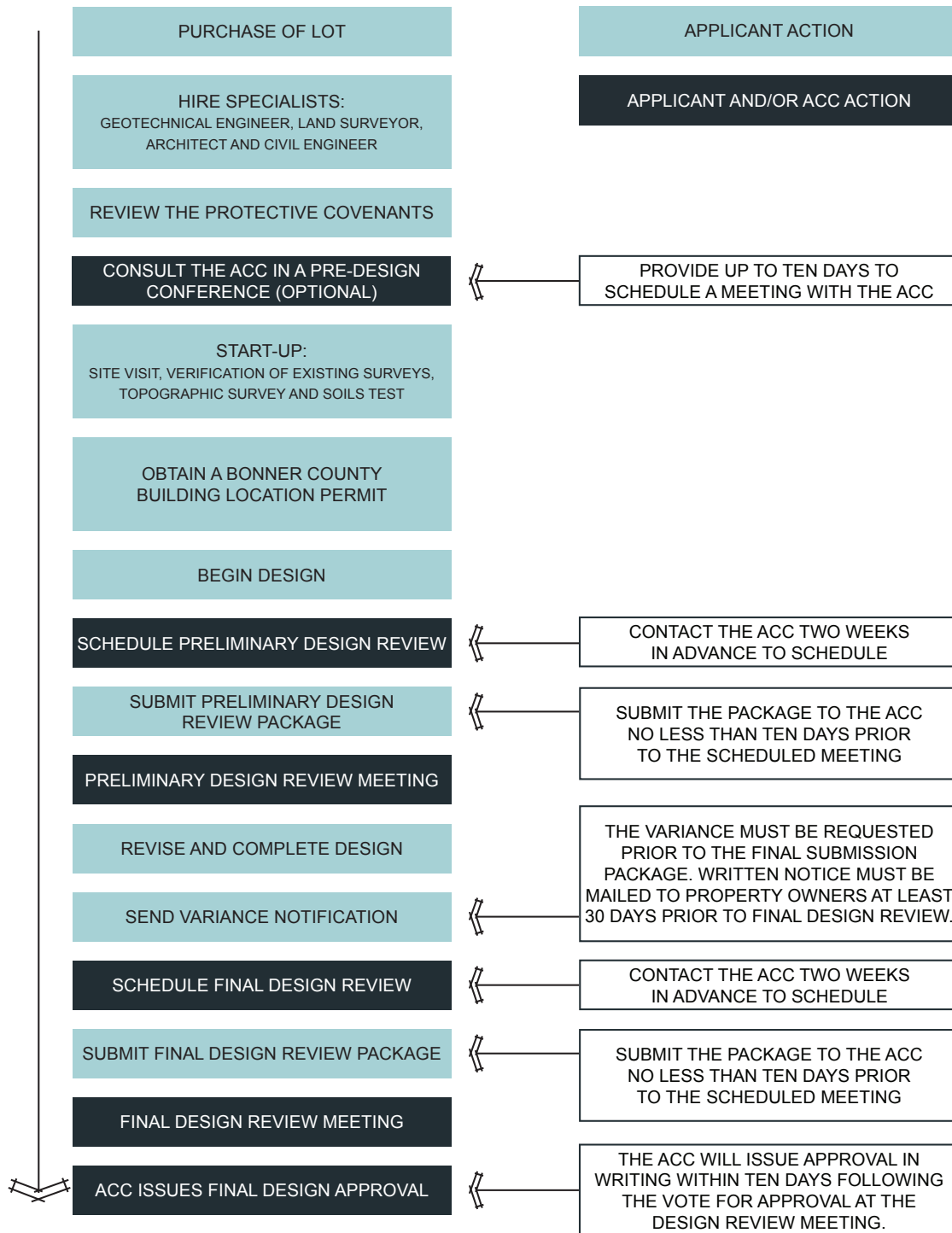
The Certificate of Architectural Approval is automatically revoked if all the improvements have not been completed in accordance with the approved plans and specifications within eighteen months after the Certificate of Architectural Approval has been granted. In the event the certificate is revoked, the owner may be required to restore the property to its original condition and remove all improvements. Therefore, if delays are encountered that will extend the completion time beyond eighteen months, an extension of time from the Design Committee must be obtained. The request must be made in writing and accompanied by a fee of \$1,500. If the extension is granted, the fee is used to offset administrative costs.

The ACC shall use its best efforts to conduct the required inspections described above within seventy-two hours after receiving written request. Neither the ACC, nor any member or employee will be liable to any party for any action, or failure to act with respect to any matter if such action or failure to act was in good faith and without malice.



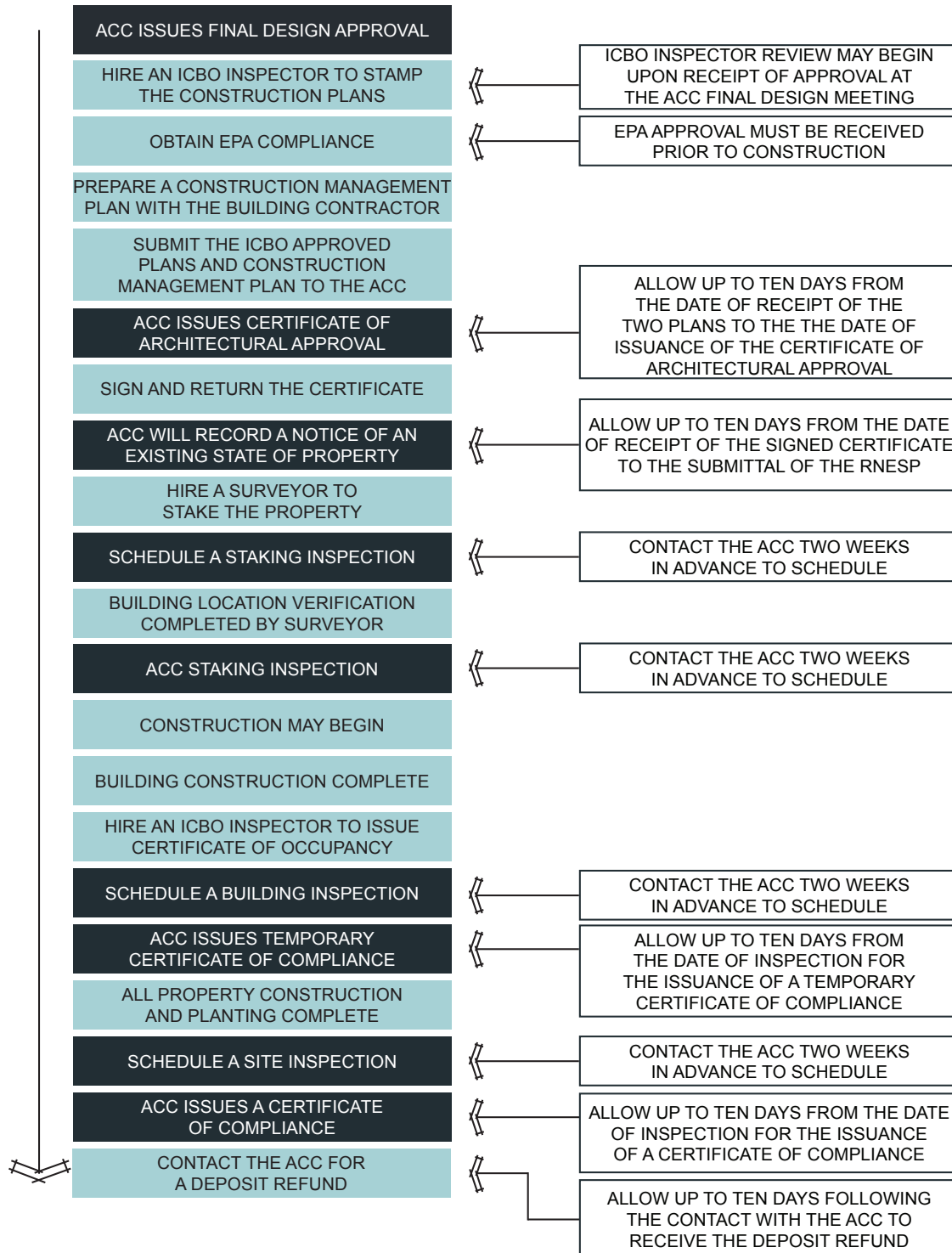
DESIGN REVIEW SCHEDULE

The ACC will make every reasonable effort to comply within the time schedule for development review. However the ACC will not be liable for delays that are caused by circumstances beyond their control. If all the required materials as described in the Design Review Process are not submitted or the design does not conform with the Design Standards and Guidelines, the ACC will not be responsible to meet this schedule.



CONSTRUCTION AUTHORIZATION AND INSPECTION SCHEDULE

The ACC will make a reasonable effort adhere to the schedule listed below. Resubmittal and re-inspection may be required, thus resulting in delays. The ACC will not be liable for delays that are caused by circumstances beyond their control.



DESIGN REVIEW APPLICATION FORM

Date Submitted: _____

Project Location (Lot): _____

Address: _____

Applicant Name: _____

Owner(s) Name: _____

Contact Information: _____

Estimated Construction Start Date: _____

Check the boxes below to indicate inclusion in the submission.

PRELIMINARY SUBMISSION

- ☐ SITE SURVEY
- ☐ LOT SPECIFIC SOILS TEST
- ☐ PROPOSED SITE PLAN
- ☐ BUILDING FLOOR PLAN
- ☐ ROOF PLAN
- ☐ EXTERIOR ELEVATIONS
- ☐ BUILDING CROSS SECTIONS
- ☐ DESIGN REVIEW FEE

FINAL SUBMISSION

- ☐ SEDIMENT AND EROSION CONTROL PLAN AND STORMWATER MANAGEMENT PLAN
- ☐ PROPOSED SITE PLAN
- ☐ GRADING PLAN
- ☐ LANDSCAPE PLAN
- ☐ ROOF PLAN
- ☐ STRUCTURAL DRAWINGS
- ☐ BUILDING FLOOR PLANS
- ☐ BUILDING CROSS-SECTION
- ☐ PERSPECTIVE SKETCH
- ☐ SPECIFICATIONS
- ☐ COMPLIANCE DEPOSIT AND INSPECTION FEE
- ☐ NO VARIANCE REQUESTED

BUILDING LOCATION VERIFICATION FORM

A licensed surveyor must complete the following staking and marking:

- ☐ Corners of all structures
- ☐ Building setback lines
- ☐ Driveway alignment
- ☐ Flag all shrubs and trees that are to be removed with tape, not paint

Building Location Verification executed by: _____
(Surveyor's Name and Contact Information)

Received by the Crystal View at Schweitzer Architectural Control Committee.

On-site stakes and flagging reviewed on _____ and approval given to begin excavation.

MOUNTAINSIDE AT SCHWEITZER Architectural Control Committee

BY: _____
(Committee Member Signature)

APPENDIX B | PLANT LIST

The recommended plant selection for use at Schweitzer Mountain Resort has been carefully selected based on the desire for a natural indigenous landscape and in response to site specific conditions including limitations on irrigation.

The following species are recommended for use at Schweitzer Mountain Resort. Additional species may be considered for approval during the Design Review process.

EVERGREEN TREES

<i>Abies concolor</i>	White Fir
<i>Abies grandis</i>	Grand Fir
<i>Abies lasiocarpa</i>	Subalpine Fir
<i>Abies procera</i>	Noble Fir
<i>Larix occidentalis</i>	Western Larch
<i>Picea engelmannii</i>	Engelmann Spruce
<i>Picea sitchensis</i>	Blue Spruce
<i>Pinus contorta</i>	Lodgepole Pine
<i>Pinus monticola</i>	Western White Pine
<i>Pinus ponderosa</i>	Ponderosa Pine
<i>Pseudotsuga menziesii</i>	Douglas Fir
<i>Thuja plicata</i>	Western Red Cedar
<i>Tsuga heterophylla</i>	Western Hemlock
<i>Isuga mertensiana</i>	Mountain Hemlock

DECIDUOUS TREES

<i>Acer glabrum</i>	Rocky Mountain Maple
<i>Alnus incana</i>	Mountain Alder
<i>Alnus rhombifolia</i>	White Alder
<i>Alnus rubra</i>	Red Alder
<i>Populus angustifolia</i>	Narrowleaf Cottonwood
<i>Populus tremuloides</i>	Quaking Aspen

EVERGREEN SHRUBS

<i>Arctostaphylos uva-ursi</i>	Kinnikinnick
<i>Cassiope mertensiana</i>	White Mountain Heather
<i>Cercocarpus betuloides</i>	Birchleaf Mountain Mahogany
<i>Cercocarpus ledifolius</i>	Curlleaf Mountain Mahogany
<i>Cercocarpus montanus</i>	Mountain Mahogany
<i>Juniperus communis</i>	Common Juniper
<i>Juniperus occidentalis</i>	Western Juniper
<i>Juniperus scopulorum</i>	Rocky Mountain Juniper
<i>Mahonia repens</i>	Creeping Oregon Grape
<i>Phyllodoce empetrifolia</i>	Red Mountain Heather
<i>Salix cascadiensis</i>	Cascade Willow
<i>Salix lasiandra</i>	Red Willow

DECIDUOUS SHRUBS

<i>Amelanchier alnifolia</i>	Saskatoon Serviceberry
<i>Amelanchier canadensis</i>	Serviceberry
<i>Artemesia frigida</i>	Fringed Sage
<i>Artemesia tridentata</i>	Big Sagebrush
<i>Balsamorhiza sagittata</i>	Arrow leaf Balsamroot
<i>Balsamorhiza sagittata</i>	Arrow leaf Balsamroot
<i>Chrysopsis villosa</i>	Hairy Golden Aster
<i>Cornus stolonifera</i>	Red-Osier Dogwood
<i>Physocarpus spp.</i>	Golden Nine bark
<i>Potentilla fruticosa</i>	Cinquefoil
<i>Prunus virginiana</i>	Chokecherry
<i>Ribes alpinum</i>	Alpine Currant
<i>Rosa woodsii</i>	Woods Rose
<i>Rubus parviflorus</i>	Thimbleberry
<i>Rubus spectabilis</i>	Salmonberry
<i>Spiraea spp.</i>	Spiraea
<i>Symphoricarpos alba</i>	Snowberry

PERENNIALS/WILDFLOWERS/GROUNDCOVERS

<i>Anemone occidentalis</i>	Western Pasque Flower
<i>Antennaria rosea</i>	Pussytoes
<i>Arabis alpina</i>	Alpine Rockcress
<i>Aster alpinus</i>	Alpine Aster
<i>Aquilegia spp.</i>	Columbine
<i>Campanula rotundifolia</i>	Harebell
<i>Castilleja parviflora</i>	Indian Paintbrush
<i>Delphinium glareosum</i>	Larkspur
<i>Digitalis purpurea</i>	Foxglove
<i>Dodecatheon jeffreyi</i>	Shooting Star
<i>Echinacea purpurea</i>	Purple Coneflower
<i>Epilobium augustifolium</i>	Fireweed
<i>Gaillardia grandifolia</i>	Blanket Flower
<i>Geranium viscosissimum</i>	Native Geranium
<i>Helianthus or Eriophyllum</i>	Sunflower
<i>Leucanthemum</i>	Shasta Daisy
<i>Linum lewisii</i>	Blue Flax
<i>Lupinus spp.</i>	Lupine
<i>Penstemon spp.</i>	Penstemon
<i>Phlox spp.</i>	Phlox
<i>Polemonium caeruleum</i>	Jacob's Ladder
<i>Ranunculus spp.</i>	Buttercup
<i>Sedum divergens</i>	Stonecrop

GRASSES

All grass areas are to appear natural and shall require little to no irrigation after establishment. Turfgrass is not allowed as permanent irrigation is not allowed. Native grasses shall be used if a grass groundcover is desired for front yards within the building envelope. Grass is usually applied as a mixture and shall be selected from the following:

Smooth Brome

Meadow Brome

"Gamet" Mountain Brome

Timothy

Arizona fescue

Chewings Fescue

Creeping Red Fescue

Blue Fescue

Sheep Fescue

Indian Ricegrass "Nez par"

Needle and Thread

Sideoats Grama

Sandberg Bluegrass

"San Luis" Slender Wheatgrass

"Arriba" Western Wheatgrass

Winter Rye

* Grasses identified in italics may also be used as ornamental perennials.



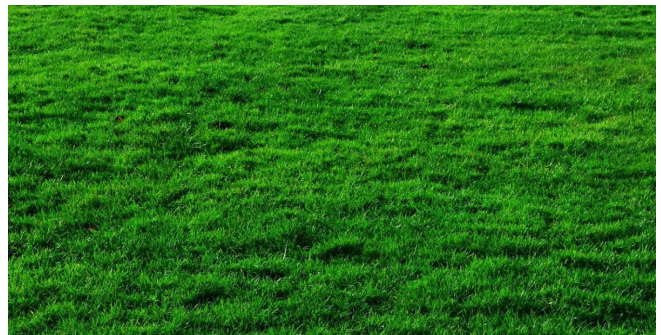
Smooth Brome



Sandberg Bluegrass



Blue Fescue



Winter Rye



THANK YOU

FOR ALL DESIGN GUIDELINE QUESTIONS OR CLARIFICATIONS, PLEASE CONTACT
