Summit EDEN

Design Guideline

Executive Summary

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The Vision

For four years, the Summit community has shared a philosophy of innovation, creativity, cultural enrichment, and environmental conservation.

At Summit Eden those core principles will come to life in a modern mountain development of nearly 500 single-family homesites, clusters of nests, and a lively village center on 10,000 acres of untouched land in the Wasatch mountain range.

Preservation of the existing natural environment, which includes an elk reserve, natural waterways, and a thriving wildlife population, is one of the leading design principles.

Homesites and nests will be tucked in clusters of pine and aspen trees to maintain natural views for all community members, and the village will be dense with living accommodations to allow for more open space in wildlife-sensitive areas.

Each building design will meet recognized environmental standards, and energy-conservation guidelines will be provided to incorporate cutting-edge sustainability systems and materials.

Homesites, nests, and village buildings will incorporate broad rooflines and indoor-outdoor spaces and will emphasize natural materials, like stone and wood, that suit the local landscape. This modern mountain design aesthetic is essential and should be interpreted with innovation and creativity to add value to the community.

Development Philosophy

The development plan for Summit Eden focuses on enhancing one's relationship with nature, maximizing views, allowing ski-in/ski-out mountain access, and providing efficient access to amenities. The village is strategically placed in a geographic location called "the saddle," which provides easy community access for the hub of Summit Eden.

To minimize driving, a network of walking, biking, wintertime Nordic trails and a highly integrated shuttle system will connect homesites and nests to the village and other major on-mountain amenities.

The mountain homes will provide respite and solitude for residents at Summit Eden, while the village is the social epicenter. In the village, resident artists will showcase and teach their craft, and synchronistic connections and dynamic conversations will make Summit Eden a place for lifelong friendships to thrive.

Summit Eden Master Plan

Phase I Single Family and Estate Homesites

Summit Eden's estate homes will be exemplary interpretations of mountain modern design, will fit organically into the landscape, and offer panoramic views.


SKB Architects


Sparano and Mooney Architecture

Estate Homesites

Each Phase I estate homesite has natural tree cover, ski mountain access, and unrivaled multi-state views. Most homes will sit on over a half-acre of land, and all will embody sustainable design and modern mountain architecture.

Typical view from Phase I Estate Homesite

The Village

The village will be dense with energy and diverse in its structural makeup. There will be two ski-in/ski-out Summit lodges for everything social and all things fitness and wellness. A number of modern townhomes will line the main street of artisan retail shops, and surrounding avant-garde nest clusters and estate homes will be within a short walking distance.

Village Phase I

The Nests

The 450-square-foot and 950-square-foot nests cluster around amenities and provide living accommodations for our cultural residents. The nests will be designed and developed by Summit Eden and will embody modern mountain designs.


Olsen Kundig Architects


Olsen Kundig Architects

Summit Eden Design Philosophy

Building design at Summit Eden will preserve the pristine views and natural beauty while creating an identifiable and cohesive modern mountain design aesthetic. Designers are encouraged to apply the concept of "modern mountain" with creativity in a way that adds value to the existing landscape and to the community. The guidelines in "Section 1: Architectural Design" are purposefully open for interpretation to encourage innovation, whereas the remaining sections, specifically "Section 3: Site" and "Section 4: Landscape", are more prescriptive to provide a cohesive community feel.

- Architecture is subservient to the natural landscape.
- Fenestrations' open mountain views should be enhanced by building and site improvements. The land and its magnificent panoramas shall remain the dominant design feature, and improvements are not to detract from the site's natural surroundings. Buildings should maintain a low profile and are to be sited to minimize grading by following the natural undulation of the topography. Building masses and articulation are to create shadow, texture and patterns that help buildings recede into the landscape rather than dominate it.
- Built structures will merge with the land through architectural and landscape design elements. Buildings are to step down at their edges and incorporate architectural and landscape "extensions" such as battered foundations, low walls, and terraces. These extensions are to reinforce the horizontal lines and ruggedness of the land's existing natural features. For example, stone foundation walls and/or terraces are to extend from buildings to merge with the blend into existing rock outcroppings.
- Natural and improved landscaping will anchor buildings to the land in a way that preserves and enhances the native landscape. Significant clusters of aspen, evergreens and other native vegetation are to remain in their natural locations to soften the line between man-made improvements and the natural environment. Additional tree and shrub plantings are to complement existing vegetation and to be placed in strategic areas to help break up house massing while maintaining selected views from the house.
- Building and landscape materials will be used that are natural in appearance and available locally or regionally. All houses and landscape structures at Summit Eden are to be built of materials that appear to have been taken from the site and/or nearby resources in order to reinforce the connection between buildings and their natural surroundings.

Büro II & Arch I+I

Nicolás Del Río + Máx Núñez

Sustainability Goals

All buildings, site landscaping, and construction at Summit Eden should be healthy, durable, restorative, and a complement to the natural landscape. The design of the site and buildings must incorporate sustainable building design and construction practices, including: utilization of renewable and highly efficient energy systems, "green" building materials, recycling of construction waste, utilization of natural day lighting and water conservation measures.

MEETING INDUSTRY STANDARDS

(NAHB) National Green Building Standard for buildings will be required. Additionally, homes will be encouraged to meet a minimum level of "LEED® Silver" under the standards for US Green Building Council's (USGBC) LEED® for Homes.

MATERIAL AND WASTE

To provide the smallest possible impact on the environment and optimize indoor air quality, the use of renewable bio-based products and other environmentally friendly building materials are encouraged. All construction processes are to re-use salvaged materials and recycle generated waste.

WATER

Graywater and Rainwater Capture
Techniques with regard to collection and concentration of graywater and rainwater are to be implemented. Any storage and related equipment should be below grade or visually screened from neighbors and public paths.

Storm-Water Management
Storm-water runoff systems should be engineered to control and infiltrate runoff into the soil through retention and detention design systems. Pervious pavement, which allows storm water to percolate through to surface soil, should be integrated into the site plan and should be carefully chosen to ensure that permeability is maintained even under the distress of plowing.

Low-Flow Homesite Use
Taking into consideration the extraordinary value of water in the local region, the installation of low-flow water fixtures and flow reducers on toilets, faucets and showerheads must be incorporated. Flow reducers alone can cut water usage by up to 40 percent with little noticeable effect. This strategy, along with responsible landscape irrigation management and storm-water runoff collection, will become a cornerstone of Summit Eden's culture of environmental stewardship.

Summit Eden has defined the low-flow maximums as:

- Toilets: 1.5 gallons per flush
- Kitchen Faucets: 2.0 gallons per minute
- Bathroom Faucets: 1.8 gallons per minute
- Shower Heads: 2.4 gallons per minute

continued →

Sustainability Goals continued

SOLAR

Solar Orientation

Site and building designs are to implement orientation strategies that optimize solar exposure and incorporate passive and active solar systems. Maximum solar benefits occur when the longer axis of the home is oriented east/west, and a large portion of windows and vertical surface area is facing true south. This orientation, including variations of up to 20 degrees, can substantially reduce energy costs and should be applied wherever possible.

Solar Equipment

The use of solar equipment (e.g., panels, shingles, cells) is strongly encouraged and is suggested for electric and water-heating systems. Roof, wall, and site mountings of solar collectors and related equipment (e.g. fasteners, pipes, power lines) should be concealed and must not compromise the integrity of the site, the building design or neighboring solar and view access. Materials that minimize reflectivity are preferred.

Solar Efficiency Through Landscaping & Building Design

Site and building design are to be energy efficient and incorporate natural cooling and passive solar heating.

This may include:

- Active solar floor recirculating heating systems
- Extended eaves
- Window overhangs
- Awnings
- Strategic tree placement
- Strategic building and window orientation

GEOTHERMAL

Designs should include strategies for ground source heat pumps and/or GeoExchange systems wherever feasible, but in no way may they interfere with adjacent properties. Geosolar systems that combine solar heating with ground source heat pumps are encouraged; however, above grade equipment must blend into the adjacent landscaping.

WIND

Wind energy systems may be allowed, but must comply with local land use code requirements and will be subject to review and approval by the Design Review Board.

TRANSPORTATION

Through site planning and building orientation, alternative modes of transportation (via sidewalks, bike paths, trail networks, and ski runs) are readily available. Also, connecting shuttles from main amenities to neighborhoods will be provided.

LANDSCAPING

Hydrozoning, defined as "the grouping of plants that have similar water requirements," is a highly efficient design strategy for water irrigation systems and landscape planning. Strategies of Hydrozoning, low-impact irrigation methods and efficient watering schedules are to be included in all submitted landscape plans.

Each landscape plan submitted for Design Review will require a hydrozone plan, including planned irrigated schedules and shared irrigation method.

Summit Eden Architectural Style

The following sections 1 - 4 (Architectural, Building Mass and Composition, Site and Landscape) are guidelines that apply to Summit Eden's single family and estate homesites.

Architecture at Summit Eden will draw on modern mountain principles to create home designs that are well-suited to the land's high mountain plateau. Designers are encouraged to creatively interpret and apply the concept of a modern mountain aesthetic to built structures. Architectural components are to incorporate all standards and requirements noted throughout the design guidelines. Noted below are key style elements of Summit Eden's modern mountain tradition.

- Natural building materials (stone and wood) and handmade materials (concrete, glass, naturally finished metal, and stucco) are to be used and will appear to be local to the site and/or region.
- Rooflines are to be kept low, fragmented, and stepped to reflect the rolling topography.
- Massing for indoor-outdoor relationship is to be emphasized by using clusters of room-size volumes, outdoor rooms, and/or separate building wings for a strong connection to the outdoors from virtually every room in the house.

SECTION 1: Architectural Design

Modern mountain architecture is intentionally open-ended in its definition. While designers and architects should adhere to specific site, landscape, massing, and sustainability requirements, they should view the architectural guidelines as an ethos and apply them with innovation and creativity.


Feldman Architecture


Buro II & Arch I+I


Swatt Miers Architects


William O'Brien JR. Architecture


Denieuwegeneratie

1.1 Roofs

Roofs should be exemplary of a modern mountain aesthetic and embrace simplicity in form and utilization of shed and open-ended gables. With strong modern interpretation, roofs can be striking in shape and ridgeline formation, including A-frames and inspirations from the surrounding landscape's rural barn buildings.

MAXIMUM RIDGE LENGTH

The length of any unbroken roof ridge is limited to 50 linear feet. Roofs in excess of 50 feet in length are to incorporate substantial breaks in the roof ridgeline by stepping the ridgeline three feet or more at each break.

FLASHING, GUTTERS, AND DOWNSPOUTS

Flashing, gutters and downspouts are to be visually minimized, and any exposed downspouts are to be located where they integrate with vertical building elements. Downspouts must be combined with site drainage design.

ROOF VENTS, CHIMNEYS, AND FLUES

Visual order of the building should not be disrupted by roof vents, chimney, or flues. Placement, orientation, and design are to avoid a cluttered roofscape.

ROOF MATERIALS

The following acceptable materials include:

- Nonreflective metal
- Asphalt or composite flat shingles in a black, dark gray, or dark earth-tone color without pattern and with minimum texture
- Slate tile
- Wood shingle or wooden rain screen
- Green living roof

If approved by the Design Review Board, flat roofs may be sheathed with a "built-up" crushed-rock roofing system. For the most part, flat roofs that are visible from above are required to be either a green living roof, a rock garden, or a wood roof decking material.

SKYLIGHTS, SOLAR PANELS, SATELLITE DISHES, AND ANTENNAS

Skylights and solar panels are permitted, although they must be sensitively placed to minimize visual impacts while maximizing efficiencies. The use of all solar equipment is strongly encouraged (see Sustainability Goals). Satellite dishes and antennas are generally discouraged and should not project above the ridgeline of the roof. Satellites are to be a maximum of 24 inches in diameter and colored to blend with the site or building. All roof-installed equipment is to be submitted to the Design Review Board for review and approval prior to installation.

1.2 Exterior Walls

Exterior walls are to use warm colors and natural, locally sourced materials such as stone, wood, concrete, or metal to connect the building with its natural surroundings. Lighter-weight materials are to be used above heavier materials when combining siding types (e.g., wood above stone), and breaks between different materials are to be logically integrated into structure components, such as inside corners, planar breaks or at windows. A single-story expression should be maintained through building walls.

FOUNDATION WALLS

Foundation walls should parallel the finished grade. Foundation walls can be up to one story in height, and any walkout basements are to be expressed as part of the foundation and should be nestled and hidden in the hillside. Exposed concrete foundations will be considered as a part of an integrated design on an individual basis in terms of appropriateness of the relationship of the overall design.

WOOD SIDING MATERIALS

Wood siding materials are limited to two types per building, such as shingle and horizontal siding or shingle and board-and-batten. Thoughtful and modern applications of wood siding materials can be used and are subject to Design Review Board approval.

Approved wood siding materials include:

- Horizontal plank siding (lap siding, butt-joint, hand-hewn planks)
- Vertical board-and-batten
- Shingle siding
- Rain screen

STUCCO

Stucco may not comprise more than 30 percent of exterior wall materials and is to have a refined, smooth, textured finish and a deep, rich, earth-tone color.

METAL, STONE, AND CONCRETE

Metal siding must have a nonreflective finish and should be darker in color. Concrete walls can be stained but cannot be painted, nor can they be exposed if they are in block form. Real stone walls are allowed, whereas simulated stone walls are not allowed.


Balance Associates


Kyu Sung Woo Architects, Inc.

1.3 Windows and Doors

Large windows and open doors reflect modern mountain design and are encouraged to capture views and minimize reflectivity. Openings for windows and doors should focus on views, extend spatial relationships, and maximize daylight, solar techniques, and natural ventilation. Mirrored glass is not allowed, but high-efficiency, lightly tinted glass materials may be acceptable upon sample review approval by the Design Review Board.

1.4 Decks, Balconies, and Railings

Decks, balconies, and railings should incorporate influences of modern designs that add individuality and personal expression to the building. Railings on balconies, decks, stairs, and porches are to be constructed of approved local materials and should take into consideration shade, sun, wind, snow shedding, and other climatic influences.

Approved railing materials include:

- Stainless steel
- Metal: nonreflective, similar to metal detailing used elsewhere on the residence
- Glass
- Heavy-gauge wire
- Same materials as home exterior wall siding

1.5 Colors

Field and accent colors, stains, and paints are to create the appearance of natural, earth-tone hues that blend with the colors of the landscape. Windows, doors, and their related trim colors should complement the overall colors of the building and are to be dark shades or other natural colors found on the site. Bright or light trim colors, which create strong contrast, are not allowed. All exposed wood surfaces are to be treated with a semi-transparent stain or sealer to accentuate the grains and natural color variety in the wood.

An approved Color Palette will be available for review from the Design Review Board.

The following guidelines apply:

- Exterior wall colors are not to exceed an LRV (Light Reflective Value) of 32 (in order to avoid light-reflective buildings that stand out.)
- Accent colors may not exceed an LRV of 42.

1.6 Garages and Carports

Garage areas should be kept to a minimum. For estate homesites, a maximum garage floor area of 900sf is allowed, however, any garage floor area that is greater than 500sf will count against the site's maximum gross buildable floor area. Garages and carports should integrate with the architecture of the primary residential structure. Stand-alone garages are highly discouraged, and will be considered only when their separation from the primary residential structure minimizes off-site garage visibility. Garage doors and parking shall be visually hidden from main traffic and pedestrian paths as much as the site will allow. Side entry garages are encouraged wherever possible. Garage doors are to be recessed a minimum of 12 inches and are encouraged to be single- bay garage doors over double-bay doors where possible.

To minimize the need for a vehicle on property, an extensive community shuttle service will be in place for all residents. However, each residence shall contain ample parking space on property for automobiles by one of the following means:

- A garage either attached to or detached from the main structure of the residence
- A carport enclosed on no fewer than two sides, either attached directly to the main structure or the residence or connected by a roof or major fence
- An exterior parking area enclosed on no fewer than two sides by a five-foot fence or planted berm
- An exterior parking area not visible from neighboring properties

1.7 Ancillary Buildings

Ancillary buildings will be allowed for estate homesites. All ancillary buildings should integrate with the architectural vernacular of the main residence and be designed as integral parts or extensions of the main building within the designated homesite. The heights of ancillary buildings should never exceed that of the primary residential structure. A maximum gross buildable floor area (ancillary building floor areas plus primary residential structure floor area) of 4,000sf is to be maintained. The number of ancillary buildings per lot and their respective square footage will be determined by the floor area of the primary residential structure and site-specific factors. Site documentation with each lot's ancillary building specifications will be provided prior to lot selection. All massing will go through Design Review Board approval.

SECTION 2: Building Mass and Composition

Homes are to constitute a collection of low-profile building clusters with a primary building mass connecting to smaller, secondary masses by breezeways, trellises, or other architectural and landscape devices. Elements that surround the building mass should create a harmonious feel between the structure and its surrounding community and pedestrian and vehicular paths.

The inclusion of "guest suites" can be secondary structures, with approval by the Design Review Board. Any secondary buildings must be of similar materials and architectural design to the main structure.

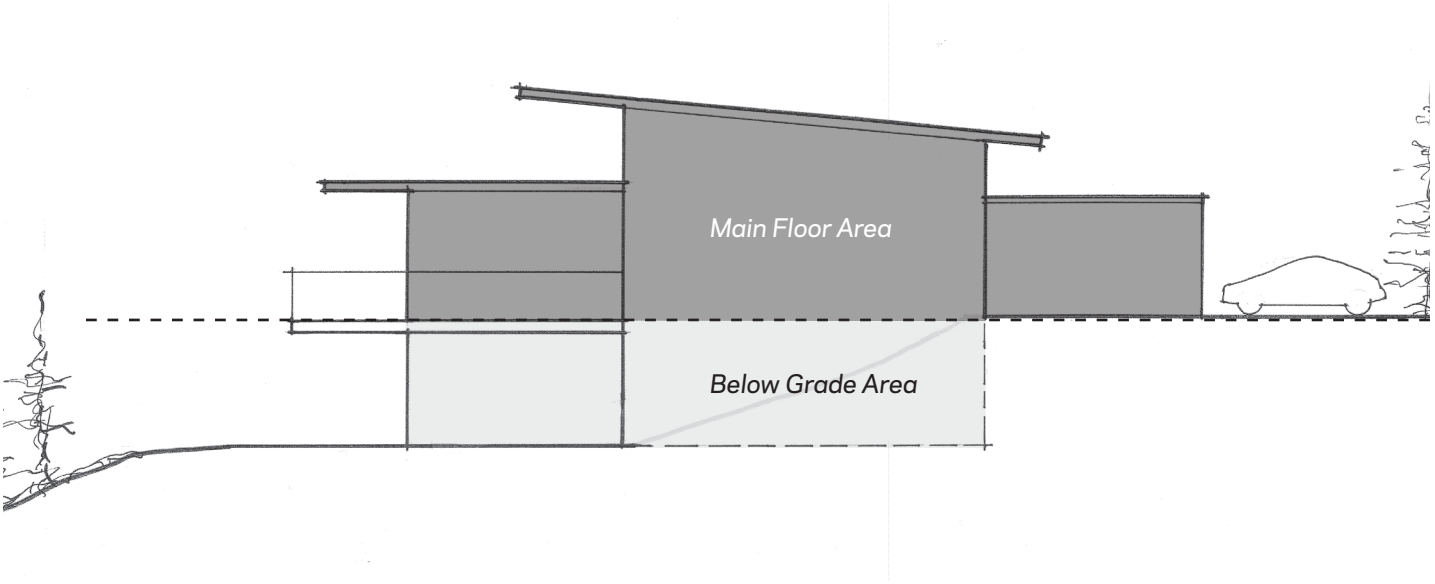
Irontown Homes

Studio Arthur Casas

Blaze Makoid

2.1 Building Size

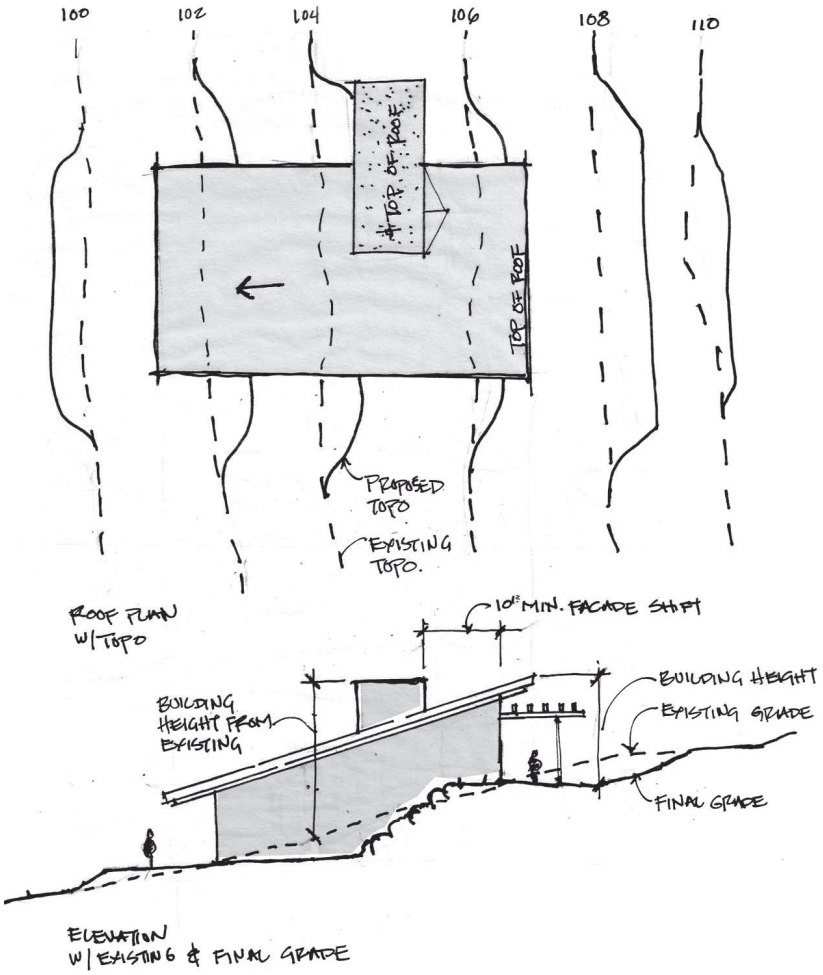
For estate homesites, a maximum gross buildable floor area of up to 4,000sf not including garages, is allowed. A maximum above grade main floor area of 3,500sf, including garages, is allowed. Below grade walkouts and/or lower level structures are encouraged and their floor areas will be discounted 50% towards the home's total gross buildable floor area. Each lot will have site-specific buildable maximums that will be outlined in site documentation prior to lot selection. All massing will go through Design Review Board approval.



2.2 Building Height

Building height for any structure is subordinate to the surrounding landscape. Owners are responsible for meeting all Weber County building height requirements. In accordance with Weber County Code, building height is measured as "the vertical distance measure from the natural grade at each face of the building wall to the highest point of the roof," and at Summit Eden it shall not exceed 28 feet.

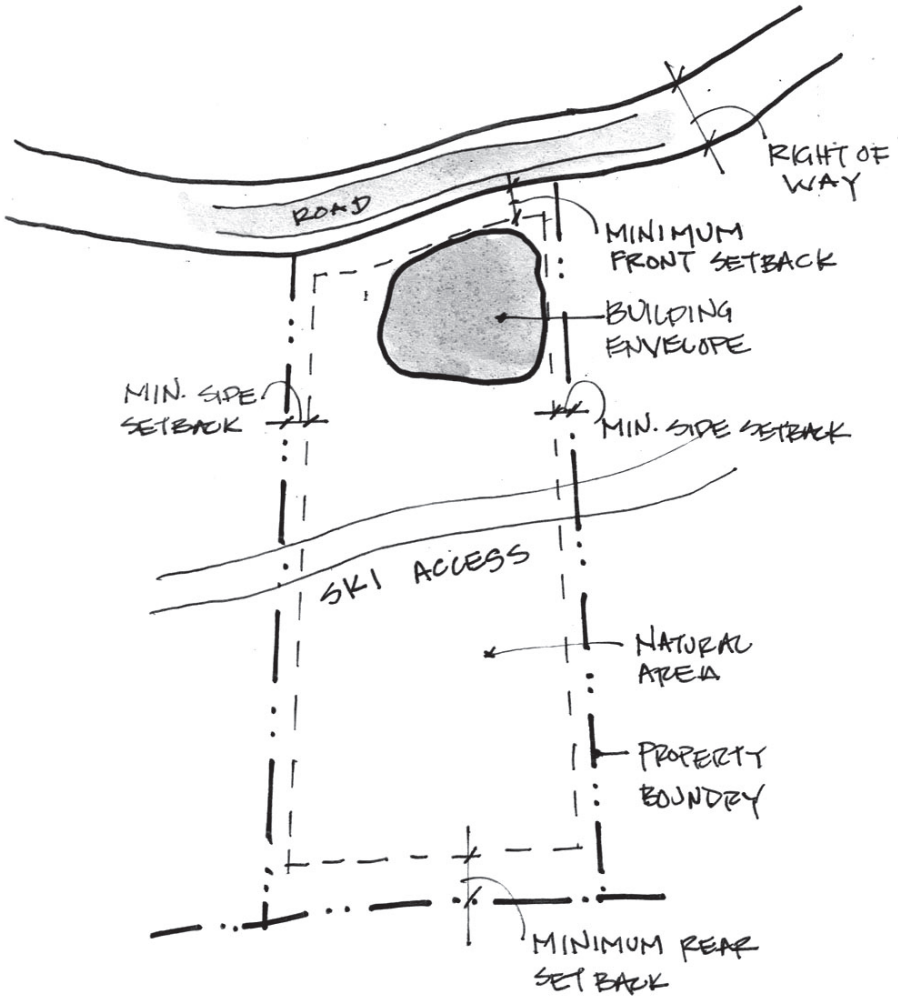
For Summit Eden single family and estate homes, proportions of all building elements are to be wider than they are tall and should feel one story in height. Tower elements, second stories, and lofted levels should be strategically located near trees for minimum visibility from neighbors or public community areas.



2.3 Setbacks

Setbacks are to maintain a natural landscape separation between homes and create a harmonious balance between structures, pedestrian paths, and vehicular roads. To protect privacy, view corridors, and neighborhood safety, the Design Review Board may support variances, including more restrictive setbacks, to the standard Weber County setbacks.

Trees, shrubs, and surface elements like parking can be in the setback areas with Design Review Board approval. All structures (e.g., decks, pools, garages) are not allowed in setbacks.



2.4 Parking

To preserve views of the natural landscape and create a harmonious feel to the built community, automobiles should be visually concealed from neighbors, roads and public trails. Guidelines for "Garages and Carports" can be found in Section 1.6 and for "Driveways and Surface Parking", Section 3.2.

2.5 RVs and Mobile Homes

No recreation vehicles, travel trailers, or mobile homes shall be kept, placed, or maintained at Summit Eden at any time unless they are totally enclosed in a structure that is in scale and character with the house and site or are otherwise not visible in any way from neighbors, roads, and public trails.

2.6 Service Areas

Fuel tanks, garbage and recycling containers, pool equipment, stored patio furniture, and similar service equipment shall not be visible from neighbors' properties or from the road or trails. In addition, trash and recycling containers must be inaccessible to wildlife.

2.7 Interior Lighting

Care should be taken so that light from interior skylights and clerestories avoids negative impact on both the neighbors and the overall community.


Kengo Kuma


Parra + Edwards

Landscape and Site Philosophy

Landscape and site design are to provide a gradual transition from the structure or built element to the natural lot area both to match adjacent landscapes and enhance the patterns of the existing native landscape.

Homesites are to maintain existing site drainage patterns, minimize grading and vegetation removal, consider view corridors from other properties and/or common use areas, protect and utilize distinctive natural features (e.g., rock outcroppings, vegetation, topography), integrate man-made improvements with the site, and avoid highly prominent ridgelines and skylines.

Landscape improvements should incorporate, rehabilitate, and enhance existing vegetation, utilize indigenous and/or regional species of plant materials, and minimize areas of intensive irrigation. New trees and shrub plantings are to be a mix of sizes that will blend naturally into the surrounding vegetation near the development's edges.

Gardens and yards are encouraged and offer opportunity for personal expression and connection to the landscape. Any private garden should become part of a picturesque whole, both borrowing from and contributing to the local vegetation of the natural areas.

An appointed Project Landscape Architect (Summit Eden LA) and the Design Review Board will review the design of the landscaping for each lot in Summit Eden.

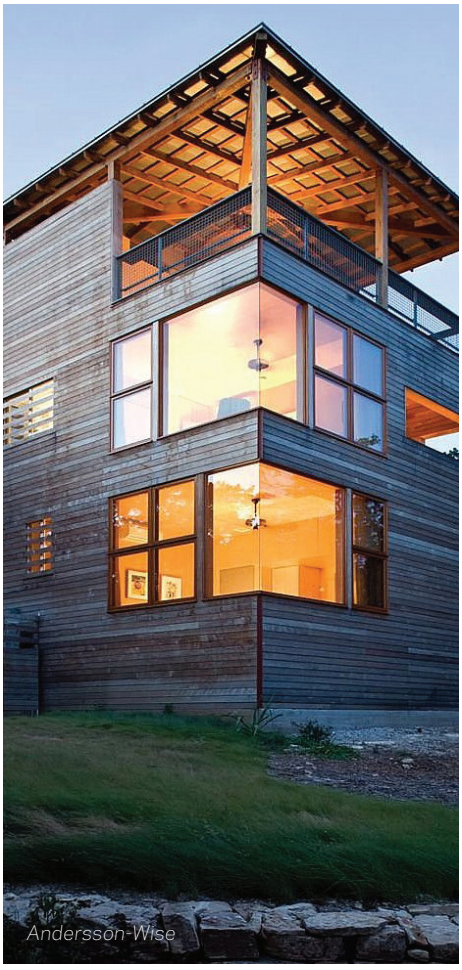
Denieuwegeneratie

SECTION 3: Site


Denieuwegeneratie


Tham & Videgård Architects


Bohlin Cywinski Jackson


Andersson-Wise

3.1 Site Considerations

Summit Eden is distinguished from other communities by its emphasis on the preservation of the land's "spirit." In keeping with this objective, all homes are to be sited in such a way that they gently nestle into the site. Existing features such as trees and rock outcroppings are to be protected and integrated into the design of the home and its grounds. Outdoor living areas, such as terraces, pools, and lawns, are to be contained within the designated build area, with minimal off-site visibility. Site selection should consider pedestrian and bike access to trails, sidewalks, and streets.

3.2 Driveways and Parking

Surface structures like garages, driveways, paving, and parking areas shall be kept to a minimum and shall blend with the existing topography.Vehicles can only be parked in off-site view for loading and unloading purposes, and that is limited to a 48-hour maximum.

All driveways are to follow alignments that minimize grading, tree/shrub removal, or other disruption of the homesite, and are to consider snow-shed and snow-storage requirements in their design. Driveways are to be a maximum of 12 feet wide (with the exception of turnarounds and garage parking approach areas) and are generally to be constructed without curbs..

Approved driveway materials include:

- Asphalt
- Concrete
- Pervious concrete
- Unit pavers
- Stone

3.3 Drainage Systems and Structures

All drainage systems and structures are to preserve existing drainage patterns and significant topographical features while minimizing erosion through natural-looking drainage systems. Any collected stormwater runoff may not be directed onto neighboring property.

Necessary new drainage courses are to appear and function like natural drainage ways and blend with the landscape and adjacent architectural materials. New drains should be conducted to subsurface leach trenches, laid parallel to the contours, and covered with soil and indigenous plant species. Drainage design is to minimize any potential for erosion and consequent downstream water-quality impacts as required by Weber County.

3.4 Grading and Retaining

Site grading shall be approved based on its impact on the natural landform and existing vegetation, and on the visual impacts that may result from the grading. Over-excavation or excessive clearing of cut-and-fill slopes will not be allowed, and all work on roads, driveways or lots must minimize disruption and alteration of existing topography. Approved fill slopes and cuts must be revegetated by the placement of topsoil, plant materials, and/or the approved seed mix appropriate for slope stabilization within the time frame specified by Weber County.

Approved retaining walls:

- Maximum 6-foot wall
- Minimum 3-foot landscaped shelf between walls
- Minimum 3-foot landscape

3.5 Paths, Outdoor Stairs, Terraces, Outdoor Fireplaces, and Fire Pits

Outdoor site features are to be considered both natural extensions of the indoors and reinforcements of the outdoor landscape; their purpose is to tie the building to the land.

Paths, outdoor stairs, and terraces are to follow the natural topography and respond to existing vegetation patterns. Fireplaces and fire pits are encouraged, yet their locations should be thoughtful of neighbors.

Natural and local materials will be used for outdoor site features and integrate with the natural topography and vegetation.

Approved materials for outdoor use:

- Stone
- Chipped stone
- Decomposed granite and/or wood

The use of stone that is similar to or matches that found naturally within the Wasatch Mountains region is encouraged for terraces, stairs, paths, and other landscape structures.

3.6 Sidewalks, Patios, and Paved Areas

The creation of or addition to any paths, patios, walkways, sidewalks, and/or paved areas must be approved. Real stone and brick that express local materiality are preferred, and any patterns should relate to the architectural style of the home.

3.7 Exterior Lighting

Preservation of a dark night sky is essential, and light disturbance for neighbors and overall community is to be minimized. All lighting plans require Design Review Board approval. Exterior lighting fixtures should be extensions of the structure's design aesthetic. Lighting emissions should be warm and soft and may be used to light driveways, paths, walkways, and entryways to provide for convenience and safety.

The light source should be kept to a minimum, and must consider location and shielding measures to avoid glare, nuisance to neighboring properties, and excess illumination of buildings or the site. Spotlighting or bright security lighting will not be allowed.

Energy-efficient measures are encouraged, including solar-operated fixtures and motion-activated lights. Motion-activated lights are to be limited to areas where they are activated only by motion on the owner's own lot.

3.8 Walls, Fences, and Gates

The use and height of privacy and landscape walls, fences, and gates is to be kept to a minimum, and shall always blend with natural topography and be kept in areas not visible from off-site. All walls, fences, and gates should complement the architecture of the house. Using alternatives like shrub screens, informal hedges or concealing walls and fences with the use of climbing plants and vines is encouraged.

The following materials are allowed:

- Local stones
- Wood
- Concrete
- Stainless steel
- Rusted (Cor-Ten) steel

The following materials are not allowed:

- Vinyl or artificial plastic
- Artificial rock

Fantastic Norway Architects

MacKay-Lyons Sweetapple Architects

3.9 Pergolas, Arbors, and Trellises

Pergolas, arbors, and trellises can be used to shade passageways, and define courtyards and vistas. Size of such structures is subservient to the main residential structures, and materials and form must match and complement the building's architecture. Vinyl elements are generally discouraged in favor of real wood and masonry elements. All exterior structures must be submitted to the Design Review Board for approval.

3.10 Outside Storage of Materials and Accessory Buildings

All storage containers or sheds must be designed to complement or relate to the architecture and are encouraged to be designed as part of the dwelling. Outside storage enclosures must be hidden from off-site view and must also comply with setbacks except where the Design Review Board and local ordinances allow.

The following are allowed:

- Noncommercial Greenhouses
- Pool cabanas
- Garden sheds

The following are not allowed:

- Plastic storage containers
- Sheds
- Boxes
- Pre-constructed shelves and sheds


Nunatak Sàrl Architectes


Kjellander + Sjoberg Architects

3.11 Exterior Service Areas and Utilities

Service areas and utilities include but are not limited to:

- Trash disposal
- Outdoor work areas
- Utility lines, meters, and connections
- Transformers
- Air-conditioning units
- Satellite dishes
- Pool and spa equipment

Placement of utility lines should minimize grading and tree removal, and all utility lines must be located underground and under or along driveways when feasible.

Service areas, outdoor equipment, and utility boxes and meters must be completely screened from neighboring properties and off-site views, and, where feasible, these areas should be integrated into the building's architecture.

Noise emission from such devices is to be contained, and all service and storage must be inaccessible to wildlife. All locations and screening measures will be reviewed by the Design Review Board.

3.12 Pools, Spas, and Water Features

The shape and site positioning of water features and swimming pools should be aesthetically pleasing and complement the architectural style and character of the main structure. Each will be approved on a case-by-case basis.

Small ponds, gunite pools, and spas with dark bottoms are encouraged. Any desired decorative fountains and water features should not be visible from off-site.

The following are not allowed:

- Aboveground plastic or fiberglass insert pools
- Landscaped water features, such as artificial creeks

Spa and water features are to appear as extensions of the home and may require additional privacy screening. Noise should be kept to a minimum, and if necessary, solid noise-absorbing covers may be required after equipment installation.

All heat sources for pools are encouraged to be powered by alternative energy sources or offsets. Pool safety measures are to be taken in accordance with local governmental regulations.

3.13 Play Structures

The Design Review Board must approve all applications of play structures, trampolines, swing sets, and slides. Solid fencing to screen play equipment is encouraged.

Approval Requirements:

- Structures must be constructed and finished with natural materials that are complementary to architecture, and colored plastics are not permitted.
- Height of ten feet or less.

3.14 Sport Structures

The Design Review Board must approve the installation of all sport courts and wall-mounted or freestanding goals. These structures will be allowed only when acceptable measures to minimize their impacts are included in the plan. Tennis courts will not be permitted due to their extensive negative environmental effect. Additionally, no lighting may be used for any approved sport structures.

Approval Requirements:

- Freestanding structures must be painted to blend unobtrusively with their visual surroundings.
- All backboards of goals or hoops should be transparent.

3.15 Address Markers and Mailboxes

Address markers and mailboxes should blend into the natural landscape and should not draw attention away from the building design and natural elements. Address markers may vary in design specifications depending on the property and its neighborhood location within Summit Eden, but all markers will need approval from the Design Review Board.

Address markers are to be installed and maintained in accordance with the following guidelines:

- The marker is to be located within 20 feet of, but not closer than 6 feet from, the intersection of the driveway and the road.
- Lighting of address markers, where applicable, is the responsibility of owners.
- Signs containing the owner's name and/or name of the residence are not permitted.
- Real estate signs are not permitted.
- Any maintenance work performed on address markers by the Master Association (Summit Eden's HOA) will be billed to the owner.

3.16 Ornamentation

All garden elements such as furniture, pots, benches, birdbaths, fountains, and railings should be chosen to enhance the character of the gardens or structures and should complement the site architecture and landscape.

The following are not allowed:

- Plastic pink flamingos
- Concrete gnomes or animals
- Shiny spheres
- Yard signs
- Large plastic or inflatable elements

Exterior holiday ornamentation is restricted to lighting and minor decorative elements placed on doors, porches, windows, and columns. Holiday decor may be placed only between Thanksgiving Day and the second weekend in January.

Mark Oxenham

Tyin Tegnestue

SECTION 4. Landscape


ResoResolution 4 Architecture


Studio 101 Design


Studio 101 Design


Marmol Radziner

4.1 General Planting Guidelines

In general, the planting design of each homesite is to match and enhance the existing site plant palette. All exterior planted trees, shrubs, and ground covers shall be at least 30 percent indigenous to the Wasatch Mountains area and selected to match the style of the Summit Eden development. Indigenous plants are to be mixed with those traditionally used in western mountain communities that are sensitive to the water-conscious requirements of the western high deserts and thrive in mountainous winter conditions.

On single family and estate homesites, swatches of a single type of plant material are to be planted in drifts or large groupings similar to the natural landscape patterns on the site. A list of proposed plants can be found in Appendices A–F.

The following are inappropriate and not allowed:

- Use of invasive alien plants capable of spreading by seed, root growth, or runners
- Density of non-native plants and "suburban" plants (unless enclosed in courtyards and not visible from any neighboring properties, roads, or pedestrian rails)
- Extensive mixing of plants from a variety of climates, habitats, forms, and colors

Appendices A–F serve are lists of approved plants. These lists are not comprehensive, and plants that are not on these lists may be used as approved by the Summit Eden LA or the Design Review Board.

4.2 Trees

Extra precautions are to be made to retain existing trees and vegetation. Summit Eden's Landscape Architect or an assigned developer's representative will meet with builders prior to land disturbance to review the staking of the footprint and flag trees to be preserved. Builders are encouraged to preserve as many trees as possible. In addition, trees should be retained along shared property lines and between building areas.

In areas where existing trees cannot be saved in sufficient quantity, native species from the approved list in "Appendix A" are to be planted in accordance with elevation, soil conditions, and light levels. Non-native large tree species are allowed in limited quantities. Small flowering trees are also encouraged and should be used to provide accents within property lines.

4.3 Shrubs

Shrubs used on Summit Eden properties should be loosely dense, with emphasis on natural massings. All shrubs planted are to be from the attached approved list of species. Shrubs at the foundation of a structure may be grouped with architectural elements. Potted shrubs and garden plantings are to be used tastefully around the front and sides of key outdoor spaces.

4.4 Ground Covers

Extensive use of ground cover is encouraged as an effective way to visually and environmentally cover vast areas of soil. Native species that provide seasonal interest, food, and coverage are preferred. Front-yard designs should incorporate indigenous species, while rear-yard designs may include more commercially ornamental species.

4.5 Lawns, Short Grass, and Turf

Lawns, short grass areas, and turf should be used as seldom as possible and must be limited in size due to the environmentally sensitive nature of Summit Eden's high mountain plateau.

The Design Review Board must review plans for lawns, short grass, and turf and their applied locations. Approval depends on the homesite and its relationship to the street and public amenities. Typically, a portion of the backyard is acceptable for turf, short grass, and lawns, and side yard applications are acceptable only on larger lots.

All lawn, short grass and turf areas must adhere to irrigation requirements listed in Section 4.11. Turf grass over 6 inches in height is not permitted unless the turf is a naturally maintained meadow-grass turf variety installed for water-conservation planting, such as BioMeadow, from BioGrass. Maximum lawn square footages are identified in Table 7.

Table 7: Lawns

Homesite Type	Locations Allowed	Amount
Live Work	None	N/A
Village Homes	Rear Yard Only	500 sf. Max
Cabin Homes	Rear and Side Yard	1500 sf. Max
Estate Homes	Any Area	3000 sf. Max

4.6 Annuals and High–Maintenance Flowering Ornamental Shrubs

Perennial flowers are encouraged on Summit Eden properties while annuals and higher maintenance shrubs should be used minimally. Annuals and similar high-maintenance shrubs will not be replaced or maintained by the community landscape-maintenance company, and it will be the responsibility of the homeowner to maintain and replace plants in accordance with general professional landscape practices.

4.7 Vegetation Protection, Removal, and Thinning

Building improvements are to be designed around existing landscape features such as aspen groves, fir stands, and mountain shrub massings and should always aim to be located at the edges of natural landforms. The removal of vegetation on homesites is permitted only for clearing of a driveway or home construction. The Design Review Board may approve limited tree removal or thinning to open up selective views. Unauthorized removal or cutting of trees/shrubs by the owner or consultant is not allowed.

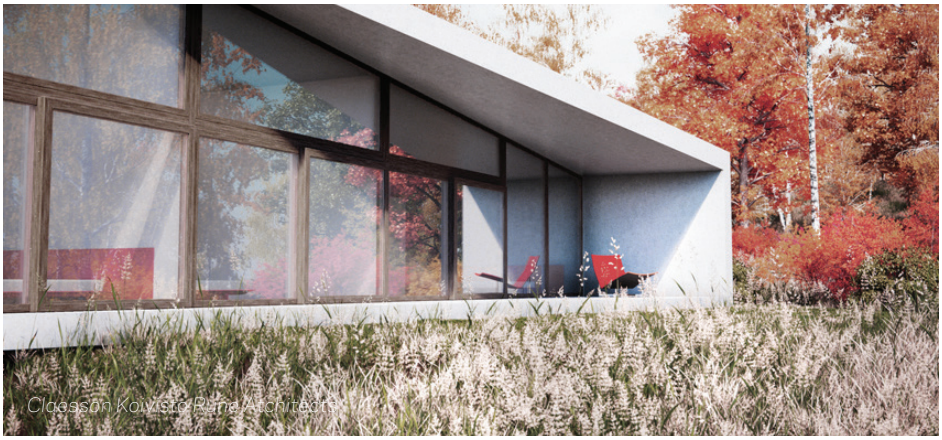
4.8 Wildfire Safety Measures

The following fire safety standards have been implemented as preventive measures against wildfire:

- All homesites are to observe all fire safety measures as specified by the Weber County Development Code.
- Potential fire fuel, such as dead limbs, leaves, needles, and other material, is to be removed from areas immediately surrounding built structures and gutters.
- Maintenance of a 30-foot safety zone in all directions around a home is encouraged. Within this zone, the following fire-prevention actions are recommended:
  - » Regularly dispose of slash and debris materials resulting from thinning operations.
  - » Periodically mow dry grasses and vegetation.
  - » Stack firewood away from the home.
  - » Maintain an irrigated area.

4.9 Wildlife

Landscape plans must be sensitive to the use and protection of plants that may be desirable to foraging animals.



4.10 Maintenances

COMMON AREAS

The Summit Eden HOA will maintain common areas, which are defined on the Master Plan or individual site plan.

RESIDENCES

Maintenance guidelines are as follows:

- The homeowner shall provide maintenance of his or her own property and landscape improvement.
- All plants must be kept from spreading to neighboring lots except where an agreement noting otherwise is reached between two neighbors or when the same such plant is already planted on the adjacent lot line.
- Use of environmentally safe chemicals, herbicides, and pesticides is required, with only special exceptions.

4.11 Irrigation

All irrigation in landscape beds should be designed to conserve water, which is important in Summit Eden's high-altitude desert climate. Irrigation is to be "drip" irrigation, and homeowners should maximize use of xeriscaping. If a homeowner desires a pop-up or spray-head type of irrigation system for sod, it must be separated from the reuse system and connected to potable water, per the law. The cost to install and maintain this type of irrigation is to be paid by the homeowner.

APPENDICES


Claesson Koivisto Rune Atchitects


Claesson Koivisto Rune Atchitects


Claesson Koivisto Rune Atchitects

Appendix A: Acceptable Trees

Botanical Name-Common Name

- Abies concolor - White Fir
- Abies lasiocarpa – Subalpine Fir
- Acer x freemanii - Autumn Blaze Maple
- Acer ginnala - Amur Maple
- Acer glabrum - Rocky Mountain Maple
- Acer platanoides - Norway Maple
- Acer truncatum - Norwegian Sunset Maple
- Acer truncatum - Crimson Sunset Maple
- Alnus incana - Thinleaf Alder
- Amelanchier x grandiflora - Autumn Brilliance Serviceberry
- Celtis reticulata - Western Hackberry
- Crataegus crus-galli 'Inermis' - Thornless Cockspur Hawthorn
- Crataegus crus-galli 'Inermis' - Crusader Hawthorn
- Juniperus scopulorum-Rocky Mountain Juniper
- Malus spp. – Crabapple
- Picea pungens - Colorado Green Spruce
- Pinus aristata - Bristlecone Pine
- Pinus contorta - Lodgepole Pine
- Pinus flexilis - Limber Pine
- Pinus mugo - Tannenbaum Mugo Pine
- Pinus nigra - Austrian Pine
- Pinus silvestris - Scotch Pine
- Populus x acuminata - Lanceleaf Cottonwood
- Populus angustifolia – Narrowleaf Cottonwood
- Populus tremuloides - Quaking Aspen
- Populus tremuloides 'Erecta' - Swedish Aspen
- Prunus padus - Mayday Tree
- Prunus virginiana – Chokecherry
- Pseudotsuga menziesii - Douglas Fir
- Pyrus calleryana – Flowering Pear
- Quercus gambelii - Gambel Oak
- Robinia pseudoacacia - Black Locust
- Tilia sp. - Linden

Appendix B: Acceptable Shrubs

Botanical Name-Common Name

- Amelanchier alnifolia - Saskatoon Serviceberry
- Artemisia tridentata - Big Sage
- Atriplex canescens - Four Wing Saltbrush
- Caragana arborescens - Siberian Pea Shrub
- Cercocarpus ledifolius - Curleaf Mountain Mahogany
- Chrysothamnus nauseosus - Rubber Rabbitbrush
- Cornus alba - Variegated Dogwood
- Cornus sericea flaviramea - Yellowtwig Dogwood
- Cornus sericea - Redtwig & Alleman's Compact Dogwood
- Cornus sericea - Baileyi Dogwood
- Cotoneaster acutifolius' - Peking Cotoneaster
- Euonymus alatus 'compacta' - Burning Bush
- Fallugia paradoxa - Apache Plume
- Gutierrezia Sarothrae - Snakeweed
- Lonicera tatarica - Tatarian Honeysuckle
- Mahonia repens - Creeping Oregon Grape
- Paxistima myrsinites - Mountain Lover or Oregon Boxwood
- Physocarpus malvaceus – Ninebark
- Pinus mugo - Mugo Pine
- Pinus mugo - Big Tuna Mugo Pine
- Potentilla fruiticosa – Shrubby Cinquefoil
- Prunus besseyi - Western Sand Cherry
- Prunus tomentosa - Nanking Cherry
- Purshia tridentata - Antelope Bitterbrush
- Rhus glabra - Smooth Sumac
- Rhus trilobata - Three Leaf/Oakbrush Sumac
- Ribes alpinum - Alpine Currant
- Ribes aureum - Golden Currant
- Rosa Woodsii - Wood's Rose
- Salix spp. - Willow
- Sambucus canadensis - Adams Elderberry
- Sambucus canadensis aurea - Golden Elderberry
- Shepherdia argentia - Buffalo Berry
- Sorbaria sorbifolia - Ashleaf Spirea
- Spiraea sp - Spiraea Symphoricarpos occidentalis - Western Snowberry
- Syringa vulgaris - Lilac

Appendix C: Acceptable Perennials

Botanical Name-Common Name

- Achillea millefolium - Western Yarrow
- Aconitum columbianum - Monkshood
- Agastache rupestris - Hyssop
- Alcea sp. - Hollyhock
- Alchemilla spp. - Lady's Mantle
- Allium acuminatum - Tapertip or Wild Onion
- Antennaria rosea - Pussy Toes
- Aquilegia caerulea - Columbine
- Arctostaphylos uva-ursi - Kinnikinnick
- Armeria maritima - Sea Thrift or Sea Pink
- Artemisia spp. - Silermound
- Aster spp. - Aster
- Astilbe spp. – Astilbe
- Balsamorhiza sagittata - Arrowleaf Balsamroot
- Calochortus nuttallii - Sego Lily
- Campanula spp. - Bellflower
- Castilleja chromosa - Indian Paintbrush
- Centaurea dealbata – Bachelor Button
- Cerastium tomentosum - Snow in Summer
- Chrysanthemum spp. - Daisy
- Coreopsis - Coreopsis
- Delphinium - Larkspur
- Dianthus - Dianthus
- Dicentra spectabilis - Bleeding Heart
- Doronicum spp. - Leopard's Bane
- Erigeron spp. - Fleabane
- Eriogonum umbellatum - Sulfer Flower
- Fragaria spp. - Strawberry
- Gaillardia spp. - Gaillardia
- Geranium spp. - Geranium
- Helianthus - Sunflower
- Hemerocallis - Daylilly
- Heuchera - Coral Bells
- Hosta sp. - Hosta
- Iris missouriensis - Western Blue Flag
- Iris siberica - Siberian Iris
- Lavendula spp. - Lavender
- Liatris spp. - Gayfeather
- Linum spp. - Flax
- Lupinus spp. - Lupine
- Lysimachia punctata - Loosestrife
- Monarda didyma - Bee balm
- Nepeta mussini - Catmint
- Oenothera spp. - Evening Primrose
- Papaver nudicaule - Iceland Poppy
- Papaver orientale - Oriental Poppy
- Penstemon spp. - Penstemon
- Prunella - Prunella
- Pulsatilla vulgaris - Pasque Flower
- Rudbeckia spp. - Black-eyed Susan
- Sagina subulata. - Irish Moss Salvia spp. - Sage
- Sedum spp. - Sedum
- Solidago sphacelata - Goldenrod
- Sphaeralcea spp. - Globemallow
- Tradescantia spp. - Spider Wart
- Vicia americana - American Vetch
- Viguirea multiflora (Heliomeris multiflora) - Showy Goldeneye
- Wyethia amplexicaulis - Mule's Ear

Bulbs - As appropriate for Region

Appendix D: Acceptable Grasses

Botanical Name-Common Name

- Achnatherum hymenoides - Indian Ricegrass
- Aristada purpurea - Purple Threeawn
- Bouteloua curtipendula - Side Oats
- Grama Bromus marginatus - Mountain Brome
- Elymus cinerus - Great Basin Wild Rye
- Elymus lanceolatus spp. - Streambank Wheatgrass
- Festuca glauca - Blue Fescue
- Festuca longifolia - Hard Fescue
- Festuca ovina - Sheep Fescue
- Festuca rubra - Red Fescue
- Festuca rubra commutata - Chewing Fescue
- Lolium spp. - Ryegrass
- Miscanthus spp. - Maidengrass
- Panicum spp. - Switchgrass
- Pascopyrum smithii - Western Wheatgrass
- Phalaris spp. - Ribbongrass
- Pseudoroegneria spicata - Bluebunch Wheatgrass
- Poa alpina - Alpine Bluegrass
- Poa bulbosa - Bulbous Bluegrass
- Poa secunda - Sandberg Bluegrass
- Schizachyrium spp. - Little Bluestem
- Sitanion elymoides - Bottlebrush
- Squirreltail Stipa viridula - Needle Grass

Native Grass Seed Mix
Granite Seed (801)-768-4422

- 20.0% Slender Wheatgrass (Elymus trachycaulus ssp. trachycaulus)
- 26.25% Western Wheatgrass (Pascopyrum smithii)
- 22.5% Bluebunch Wheatgrass (Pseudoroegneria spicata ssp. spicata)
- 5.0% Sheep Fescue (Fustuca ovina)
- 3.75% Sandberg Bluegrass (Poa sandbergii)
- 22.5% Indian Ricegrass (Achnatherum hymenoides)

Seeding Rate Broadcast - 30 pls pounds per acre

Seeding shall be applied by broadcast and raked into the top 1/4" of the top layer of soil. Hydro-mulch shall be sprayed over the prepared seeded areas. Hydro-mulch shall consist of fertilizer at the rate of six (6) pounds per one thousand (1000) square feet and "fiber mulch" at the rate of fourteen hundred pounds (1400) per acre of area

Appendix E: Acceptable Ground Cover

Botanical Name-Common Name

- Aegopodium podagraria - Bishop's Weed
- Ajuga spp. - Bugleweed
- Arctostaphylos uva-ursi - Kinnikinnick
- Fragraria sp. - Strawberry
- Gallium odoratum - Sweet Woodruff
- Hypericum calycinum - St. John's Wort
- Juniperus horizontalis - Wiltoni Juniper
- Juniperus sabina - Calgary Carpet & Buffalo
- Lamium spp. - Nettle
- Lysimachia nummularia - Creeping Jenny
- Phlox - subulata - Creeping Phlox
- Potentilla verna nana - Spring Cinquefoil
- Saponaria sp. - Soapwort
- Thymus spp. - Thyme
- Veronica spp. - Veronica
- Vinca minor - Vinca

Appendix F: Acceptable Vines

Botanical Name-Common Name

- Clematis sp. - Clematis
- Lonicera x brownii 'Dropmore Scarlet' - Dropmore Scarlet Honeysuckle
- Parthenocissus quinquefolia - Virginia Creeper