



Design Guidelines



MOUNTAIN ROAD
ESTATES

Revelstoke Mountain Resort



Contents

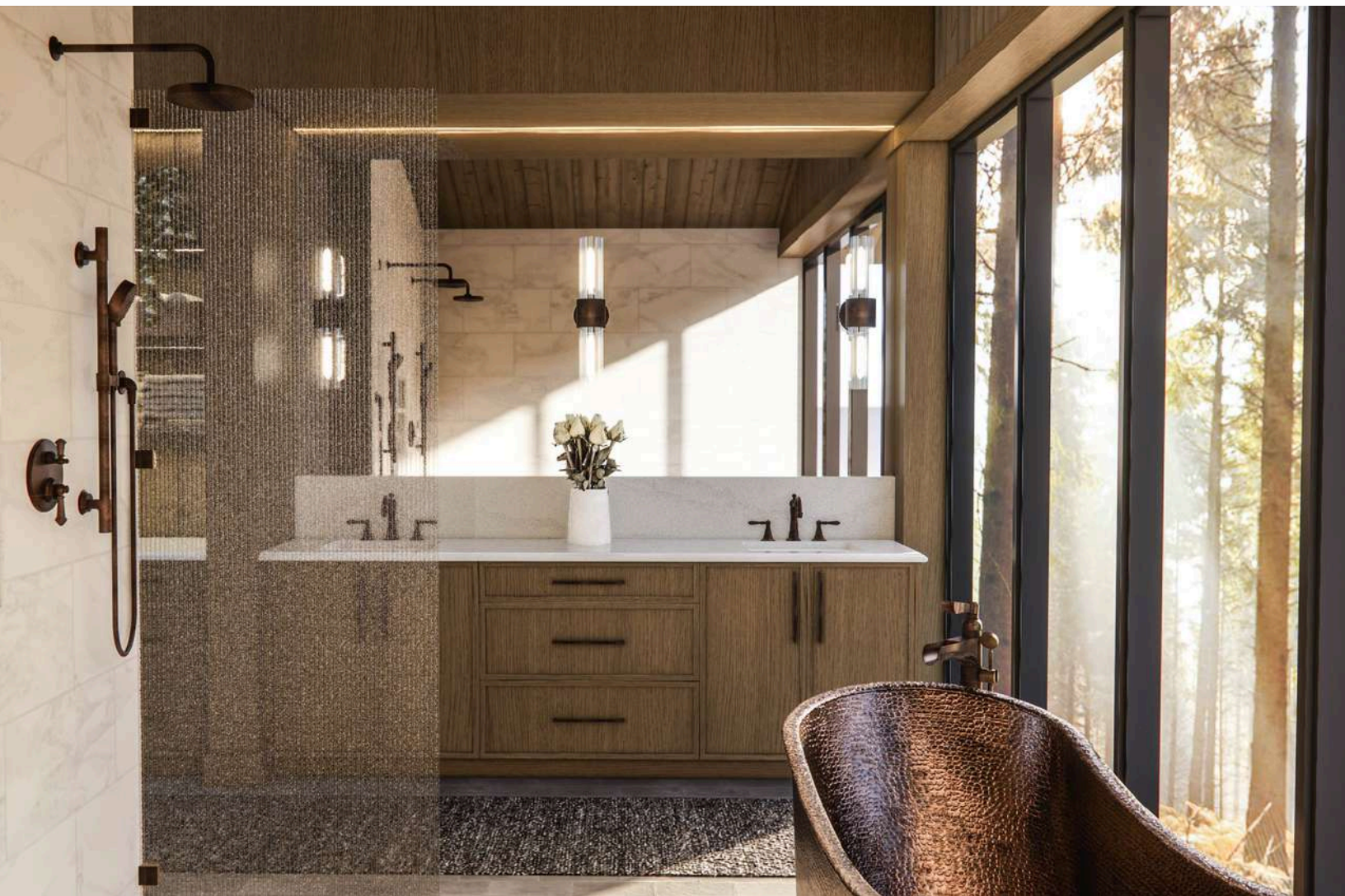
Design Coordination/Review Process	Page
Introduction	4
Scope	7
Process	8
Site Design Guidelines	11
Natural Features	11
Landscaping/Plant Materials	11
Building Area	12
House Size & Use	13
Grading and Drainage	13
Driveways and Parking Areas	13
Paths and Walkways	14
Fences	14
Swimming Pools & Hot Tubs	14
Lighting	14
Signage	15
Snow Management	15
Lot Clearing	15
Building Design Guidelines	16
Reference Architecture - Chalet	16
Reference Architecture - Architectural Design Quality	17
Reference Materials	18
Massing and Articulation	18
Roof Form	19
Porches and Decks	19
Windows	19
Doors	20
Garages	20
Application Forms	21
Application for House Plan Approval	21
Conditions of House Plan Approval	23
Resort Landscape Framework	24
Resort Planting Approach	27



Revelstoke Mountain Resort opened in December 2007, but the draw of Revelstoke’s deep snow and expansive terrain long predates the lifts. The resort holds the most vertical in North America at 5,620 ft (1,713 m), receives an average of ~35 ft (~10.5 m) of snowfall annually, and is known for its panoramic views, steep alpine bowls, and perfectly spaced glades. Beyond the resort boundary, the region is world-renowned for heli-skiing, cat-skiing, snowmobiling, and backcountry touring.

Revelstoke is a year-round mountain community, with deep winter snow and endless summer trails. The next ten years will see Revelstoke Mountain Resort continue to grow—introducing a new village hub, expanded dining and wellness amenities, and improved on-mountain access and experiences. Mountain Road Estates is uniquely positioned within this long-term vision, offering owners the opportunity to build a legacy home in a community shaped for the future of mountain living.







MOUNTAIN ROAD

ESTATES

Mountain Road Estates is an exclusive collection of luxury estate homes, set within the breathtaking landscape of Revelstoke Mountain Resort. Offering unparalleled convenient resort access, architecturally stunning chalets and custom homes, the community redefines alpine living with sophisticated design, premium finishes, and panoramic mountain views. This enclave is designed for those who seek the ultimate blend of adventure, relaxation, and investment opportunity - all within one of North America's premier mountain destinations.

The slopeside neighbourhood is designed to blend the natural surrounding with the built community and residences, featuring natural site elements, a refined architectural mountain character of chalets, villas and residences, bringing a natural elegance to design. The approach is authentic and timeless, balancing natural materials and refined finishes.



Scope

These guidelines have been prepared to foster the creation of a unique mountain community with a balance between the built and natural environments. The creation of the guidelines has been designed to meet the very high demand of all homeowners at Revelstoke Mountain Resort, existing and potential.

Site design guidelines address issues concerning the protection of the natural environment, while building design guidelines are based on the vernacular and building traditions of the Revelstoke region. Together, the guidelines are intended to create a community that is in everyone's best interest, that is built to comfortably fit into the landscape, one that looks as though it has grown up from the environment, has a sense of belonging, and creates lasting values.

The purpose of these guidelines is threefold:

1. To emphasize the fact that Revelstoke Mountain Resort is a unique environment set within a natural landscape of the inland temperate rainforest of the Selkirk and Monashee mountain ranges.
2. To illustrate and emphasize the importance of environmental and architectural standards. When followed, such guidelines will contribute to protecting the integrity of each resident's investment.
3. To present thoughtful design principles that elevate the unique character of your home by drawing inspiration from its natural surroundings.

Construction Commencement and Construction Completion will be a condition of sale for the lot purchase. Construction Completion is defined as the completion of the building exterior, driveway, final grading, and landscape areas (to include grading). If the purchaser does not commence construction and complete construction, the developer shall have the right to buy back the lot as agreed to at the time of purchase.

The owner will be responsible for compliance with these guidelines and all other applicable codes, regulations and by-laws. A representative will be available to the owner/builder to provide reasonable assistance. Flexibility to the guidelines may be permitted based on architectural merit, individual homesite constraints and/or uniqueness.

The resort's landscape provides the perfect setting for a community of varied and encompassing beauty.

Process

At Mountain Road Estates, we're redefining on-resort luxury with a limited collection of sophisticated estate homes in the heart of Revelstoke Mountain Resort. This exclusive enclave is designed for those who seek the ultimate blend of adventure and relaxation - all within one of North America's premier mountain destination.

Mountain Road Estates is a master-planned community designed to offer an exceptional mountain lifestyle, thoughtfully designed homes and a vibrant community atmosphere.

The Design Review Process is designed to allow the RMR Design Review Committee (RMR DRC) to assist lot owners in realizing a home and landscape design that upholds these neighbourhood design values.

RMR DRC Design Review Fees

\$3,000 Application Fee
\$200/hour Design Review Fees estimated at 3hrs.

Deposits

Due at Preliminary Design Review Step

\$50,000 Compliance Deposit

Development Cost Charges

Due at Building Permit Application

DCCs will be calculated and issued with DRC Approval Letter to be submitted with BP Application to City of Revelstoke.

Forms & Submittals by Owner

- Design Review Application
- Preliminary Site, Building & Landscape Designs
- Deposits & Submittal Fees
- Final Site, Building & Landscape Designs
- Notice of Construction Completion

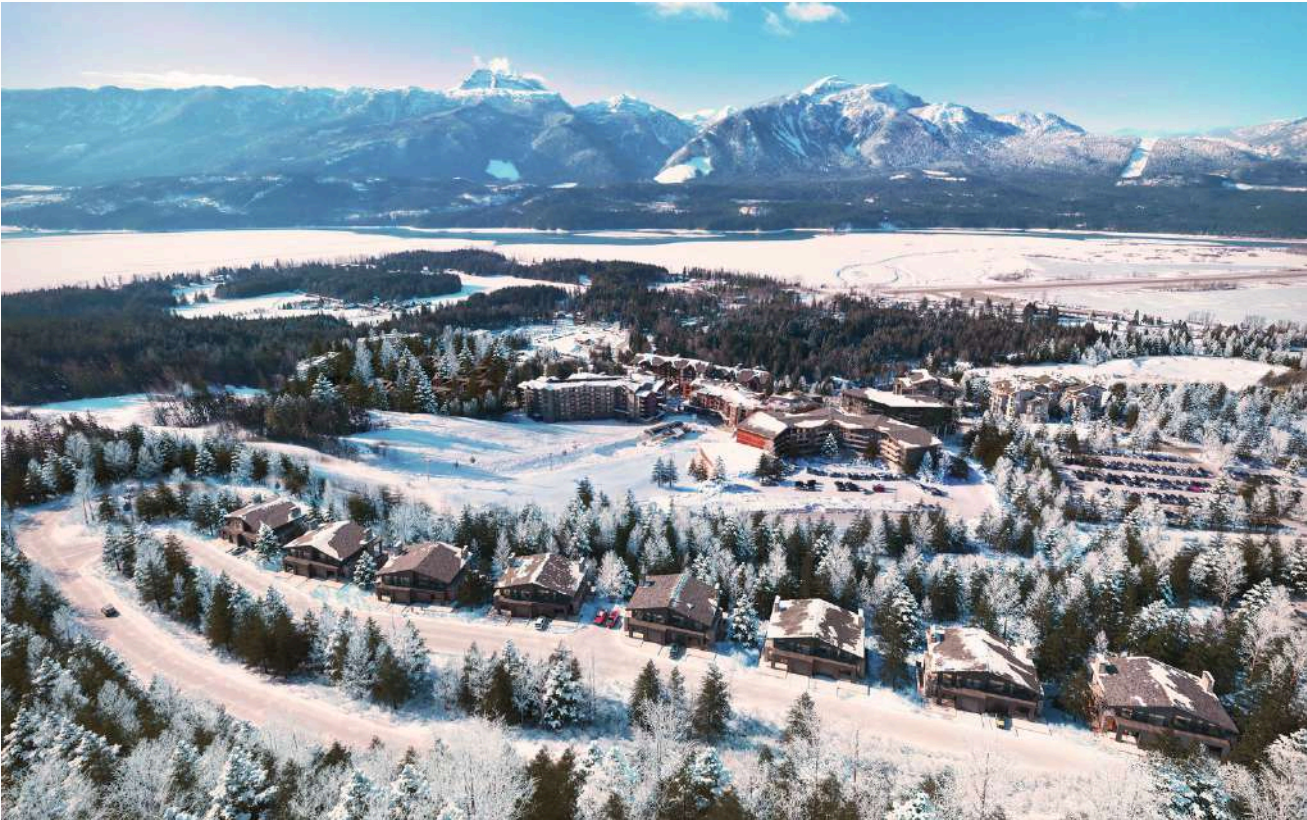
RMR DRC Issued Materials

- Preliminary Design Review Response Letter
- Final DRC Approval Letter
- DCC Credit Letter
- Notice to Proceed
- Certificate of Compliance

Design Review Steps



Site Plan



Site Design

Revelstoke Mountain Resort will use its best efforts to maintain the standards set out in these guidelines, creating a high quality of built environments within a truly spectacular natural environment.

Site design is concerned with the placement of buildings, garages, outbuildings, parking areas and lawns on the site. When designing and locating these elements, consideration must be given to preserving and enhancing the existing and surrounding natural landscape. In this regard, respect for existing trees, ground cover and other natural features or new vegetation becomes paramount. For example, it is better to reduce the area of a driveway than to remove a stand of trees or it may be advisable to modify a house plan to take into account the site's particular topography and views.

The following site design guidelines have been developed with these goals in mind.

Natural Features

These guidelines, coupled with the City of Revelstoke Zoning Bylaws, Building Bylaw, Subdivision, Development & Servicing Bylaw will help determine the siting of your home.

Intent:

As a mountain landscape located in the inland temperate rainforest, natural features of the site that contribute to this character should be preserved and become an integrated component of the site where feasible. Preserving and integrating these elements is intended to provide a setting that appears nestled into the natural context of the mountain resort community.

- Key natural features, such as trees, ground cover, outcroppings and unique topographical features will be identified. These are the features that contribute to the overall beauty of the community's setting and must not only be maintained in their natural state but enhanced.
- All construction around these features must occur at a reasonable distance and protection during construction should be in place to ensure that their natural state is maintained.

Landscaping/Plant Materials

Intent:

Landscaping on each homesite shall be designed, constructed and maintained so that new vegetation appears and becomes integral within the region and climate of the inland temperate rainforest, with a design intent in the spirit of enhancing the community's natural qualities.

- All homesites at Mountain Road Estates shall contain a significant landscape component to maintain the original inland temperate rainforest appearance of the community.
- Homesite owners are required to plant and maintain limited vegetation in their lot. The required amount of planting within the lot will be determined by the Design Review Committee, Landscape Architect and the homeowner, and will be evidenced on the landscape plan provided as part of the build application process.
- New landscape plantings should, wherever possible, utilize plant material that is native or naturalized to the area. Planting material selection should reference Appendix A – Resort Planting palette for guidance on preferred plant character and intent.
- Planting should be grouped in larger clusters of similar varieties.
- Native ground cover and creeping plant varieties should be utilized throughout homesites to minimize any areas of bare, or exposed soil. Large areas of turf grass are not encouraged.
- Lawns should be suitably located within naturally occurring trees, shrubbery, grasses and flowers. Lawn areas should be designed to minimize the size and view of any lawn from public rights of ways (including streets and pathways) and adjacent residences. The use of natural alternatives to non-native grass is encouraged.
- Landscaping under the drip line of eave should be designed to prevent splashing of soil onto adjacent surfaces. Shrubs, boulders, and other hard and rough surfaces placed below the overhang should be used to prevent erosion and splashing onto the building wall.
- Landscaping shall be maintained in a neat, tidy, and healthy manner throughout the year.
- Required planting shall be planted in thoughtful and deliberate naturalized form. Attention will be given to the areas within front yards and in public view.
- Trees that are deemed to be a hazard or that are in poor health, as determined by the consultant/developer, will not be considered in fulfillment of the required landscaping.
- Trees that are poorly rooted, leaning, or that have been damaged in such a manner that it may sacrifice the health of the tree will not be considered in fulfillment of the required landscaping.
- All existing trees to be retained on the site should be appropriately protected and maintained throughout construction and landscape establishment. Trees that are damaged during construction of the home (including all site works and other work) to the extent that the damage may sacrifice the health of the tree (this includes damage to roots, trunk and canopy) will not be considered in fulfillment of the required landscaping, and may be required to be compensated for with new planting.
- All landscaping proposed shall be listed (to include quantities, height and caliper size) and clearly shown on a landscape plan. The landscape plan shall be submitted and approved by the consultant/developer prior to any build or design approval.

Building Area

Intent:

As a residential community of single-family homes and villas building footprints should be located to provided a minimum road frontage and address to the neighbourhood street, preserve views for lots and create privacy and buffer between individual units, creating a community of homes spread throughout the natural landscape.

- A maximum building envelope is identified for building lots. This area is defined by the following internal lot line setbacks.
 - Front Yard: 3m
 - Side Yard: 3.5m
 - Rear Yard: 4m
- The setbacks for irregular shaped lots is defined on the site plan.
- The natural features outlined in guideline section “a” will, in combination with the requirements of the Zoning By-law, building code and recommendations of 3rd party professionals, determine the area in which the primary building shall be located.

House Size and Use

Intent:

As an on-resort enclave of sophisticated luxury homes the home size is intended to maintain the residential character and preserve the overall mass and quality of the community.

- The minimum house size will be 232 s.q.m (2500 sq.ft.) above grade, without garage.
- A maximum of one principal dwelling units and one secondary dwelling unit in the form of a secondary suite are permitted on each building site. Out buildings or carriage homes are not permitted.
- A secondary suite shall not exceed 40% of the total combined usable floor space of the principal dwelling unit and the secondary suite, up to a maximum of 120.0 sq. m. (1290 sq.ft.)
- Only residential uses are permitted.

Grading and Drainage

Intent:

Building and site design should respond to natural grades, rather than substantially modifying them, stepping up and down with grade creating homes that appear as though it belongs in its naturally sloping setting.

- Grading should attempt to minimize impact on the existing natural landscape and reduce the need for retaining walls where feasible.
- Design should respect natural drainage patterns. Residences and other construction should be located so as to avoid these drainage courses where possible.
- Where retaining walls are required they should be designed to minimize visual impact to adjacent lots, common areas and public view. Walls should be formed or clad with natural stone generally indigenous to the area. Architecturally finished concrete may be acceptable.

Driveways and Parking Areas

Intent:

Driveways should add interest and value to the site and be a complementary component of the site design.

- Driveway necks will be restricted to a maximum width of 20 feet where they meet the street.
- Driveways surface treatment should be architecturally finished concrete. Asphalt and gravel surfacing is not permitted.
- A minimum of 2 parking spaces should be provided, including interior garage parking. All exterior surface parking should be buffered and concealed from adjacent properties where feasible.

Pathways and Walkways

Intent:

Walkways on your site, whether from the street to the residence or from the driveway to the home and other paths on the site, should be incorporated into an overall driveway and landscape design creating a welcoming character.

- Walkways should be located to preserve privacy between lots and preserve privacy of the enclave.
- Walkways should be integrated with natural site feature.
- Natural elements and materials should be used for walkways.

Fences

Intent:

Fences or gates are not permitted on any private lot.

- Any fences or railings required on common property should be designed as natural features and be built as split rail fence designs.

Swimming Pools and Hot Tubs

Intent:

Swimming must consider impacts to neighbours.

- Visual and noise impacts to adjacent properties should be minimized through design and locations.
- Hot tubs preferred on lower level, can be located on balcony with adequate screening and privacy in the design to mitigate visual and noise impacts to adjacent properties.

Lighting

Intent:

Exterior lighting should be warm, low level and used strategically to contribute to the natural, sophisticated, private character of the community, and meet dark skies requirements.

- Exterior lighting will not overpower views of the nightscape – the stars, moon, mountain and tree silhouettes.

- Glaring light sources, flood lights and motion detector lighting which may be triggered from the street or public walkways will not be permitted

Signage

Intent:

Signage and home numbering should be an integrated and subtle component of the site design and building architecture.

- An address number should be located thoughtfully from the start of the road address, and should be consistent with the neighbourhood standard.
- A neighbourhood sign is permitted at the entrance to the neighbourhood. The design of this sign must be fitting with the overall mountain resort character, signage and wayfinding resort standard and is at the approval and discretion of the developer.
- During construction, only one sign for the identification of the prime contractor/consultant and one sign identifying the address or other location information for the delivery of goods to the site is allowed.
- Immediately following substantial completion of a dwelling and landscaping and prior to the final lot inspection and acceptance by the consultant/developer, all signs shall be removed.

Snow Management

Intent:

Snow management should be thoughtfully considered in the design to maintain the integrity and vitality of the landscape and in consideration of the neighbouring properties.

- Every application to Revelstoke Mountain Resort for approval of plans and specification shall include a detailed snow shedding and snow storage plan to ensure entries and access areas are protected.

Lot Clearing

Intent:

The existing natural vegetation represents a valued amenity to Revelstoke Mountain Resort and its preservation and enhancement is a critical quality of the resort development.

- Lot owners may be permitted to clear beyond the immediate building construction site where appropriate; however, such areas must be indicated on the plans and specifications submitted to Revelstoke Mountain Resort and subject to the approval of the resort.
- No clearing or tree cutting will be permitted on a lot prior to receipt of a building permit from the City of Revelstoke.
- Any vegetation removed or destroyed beyond the approved zone of clearing will be replaced by the owner to the satisfaction of Revelstoke Mountain Resort.

Building Design

Intent:

As a planned on-mountain neighbourhood individual homes should be designed to fit in to the overall character, quality and feel of Mountain Road Estates. This character builds on the architectural design for the dormer style, and chalet style homes. Home designs should be cohesive and complementary to this reference architecture, with considerations for massing, building heights, focal design features, frontages and construction execution quality.

Reference Architecture - Chalet Style



Reference Architecture - Architectural Design Quality

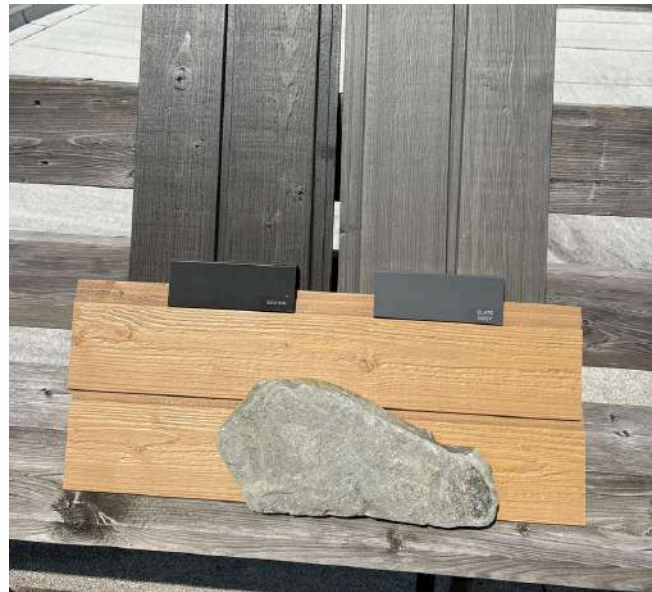


Materials Reference

Intent:

The cohesive application of exterior materials will maintain the overall quality and character of the neighbourhood. A consistent approach and use of materials between building types can provide unity to the neighbourhood while still allowing for unique design elements to create individual interest to private homesites.

- Materials should be selected to blend into the surrounding maintain landscape with an emphasis on natural materials and quality, speaking to the forested river valley context.
- The material pallet below should generally be adopted and applied across all homesites.
- All external material detailing should display a concern for simplicity, refinement, authenticity, craft and quality construction.
- Foundation walls should not be exposed greater than 0.25 metres above grade of finished ground and should be protected from splash and staining of water and dirt. Where concrete walls are exposed above grade exterior should be architecturally finished or clad with exterior building finishes.
- Warm and welcoming accent materials are encouraged in locations such as primary home entrances, street and public frontages.



Massing and Articulation

Intent:

Homes can be designed to provide an overall consistency in character and scale of the neighbourhood while creating distinction in response to the unique characteristics of individual sites to maximize views, solar exposure and privacy between lots.

- Building forms should respect the natural setting and surroundings of the site.
- Techniques are encouraged to visually reduce the impact of building mass from the street.
- Buildings should be designed to minimize height and step down elevation with grades.
- A certain degree of varied massing and facade articulation is encouraged to create visual interest.
- The proportions and scale of the buildings shall be carefully considered to be appropriate to the site and the neighbouring buildings along the street.
- Massing and articulation and glazing openings should aim to accommodate and retain natural site features and maintain a level of privacy between lots, and create a welcoming address to the street.

Roof Form

Intent:

Designed well, roof forms can greatly contribute to the beauty of a community, creating a sense that each building belongs with its neighbours, and create a softened scale.

- Roof lines and structures should be designed to retain snow.
- Building form roof lines should step building height down towards the ground.
- Simplicity and cleanliness of roof line is preferred, with overhangs and exposed wood soffits.
- A refined use of craft and simple detailing which expresses the roof structure is preferred.
- Roof designs that have a deep overhang or extend to provide protection and shelter to outdoor living spaces such as porches and walkways are encouraged.
- Gutterless eaves are encouraged, where feasible.

Porches and Decks

Intent:

Porches and decks provide many benefits to a residential context. They provide a place to see and be seen; they break down the bulk or mass of the house; they provide opportunities for interesting material detailing; and they provide comfortable gathering places. For these reasons, porches and decks are encouraged.

- They should be sympathetic to the topography and are encouraged to be designed around prominent natural features and trees.
- Porches and decks should be an integrated component of the building architecture.
- Detailing, materials and colours should reflect the general building design guidelines and should reflect a sincere concern for natural materials, quality craftsmanship and sophistication.
- Unstained pressure treated wood decks and porches are not permitted. Concrete posts/bases or forms shall not extend more than 10 centimetres from grade, unless forming a cairn to be clad in stone
- When, due to topography, a deck occurs significantly above grade, the same design guidelines and attention to detailing that govern the building itself should be applied to the underside and support structure of that deck.

Windows

Intent:

A consistency of glazing types and finishes will bring continuity to the neighbourhood form and character.

- Simplicity and modesty of window shapes and placement is encouraged.
- Except as permitted below, all individual window units shall be square, rectangular or rake style in proportion. Combinations of square or rectangular windows are permitted.
- Half-round windows, fan shaped, quarter round and asymmetric windows are not permitted.
- Window recesses, trim, mullions and detailing should be consistent and complimentary with the reference architecture.

Doors

Intent:

Typically, the principal (or front) door is the first element a resident or visitor has contact with in a home. It is often the most scrutinized element on the house. For this reason, careful consideration must be given to the placement and quality of the principal entry. This entry should reflect the overall quality of the neighbourhood

- As one approaches the home, the principal entry should be visible or clearly indicated through landscape/architectural design.
- In the spirit of quality and craftsmanship, front doors should be modest, simple and clean in design
- Preference is given to natural materials.
- When it occurs, glass in doors should be treated in a similar manner to windows. Door glazing should be square or vertical in nature. Applied or sandblasted graphic frosting is discouraged.

Garages

Intent:

Garages should be thought of as integrated component of the architectural quality of the primary structure that enhance the composition and beauty of the site and building's architecture

- Form, material and detail design must conform to the general building design guidelines.
- Garage design, placement and orientation to the street must be carefully considered to avoid unattractive elevations that diminish Revelstoke Mountain Resort's natural beauty.
- Garage door design and materials should be consistent with the overall building materials to minimize the prominence and visual impacts of garage doors.

Application for House Plan Approval

Applicant Information

Name(s) _____

Address _____ Postal Code _____

City _____ Province/State _____

Country _____ Strata Lot No. _____

Site Design

Site plan to be submitted with application and to conform to City of Revelstoke Site Plan requirements.

Conformance to the local Building Authority is the responsibility of the Homeowner/Contractor.

Setbacks Front: _____ Side: _____ Rear: _____

Elevations Ground: _____ Second: _____ Basement: _____

Building Height _____ Average Lot Grade _____

Landscaping/Plant Materials _____

Retaining Details (if any) _____

Driveway, Pathway, Walkway Materials _____

House Design Details

Colour sample board and renderings required to be submitted with application.

Areas Ground Floor: _____ Second Floor: _____ Basement: _____

Suite: Y/N Area: _____ Patio/Deck: _____ Area: _____

Materials & Colours

Exterior Cladding _____

Window & Door Trim _____

Accents _____

Windows _____

Doors (incl. Garage) _____

Soffits & Fascia _____

Applicant Name _____ Date _____

Application for House Plan Approval - Checklist

- Complete and Signed Application Form
- Conditions of Approval - Applicant Acknowledgement
- Colour Sample Board
 - Exterior cladding, window & door trim, accents, windows, doors, soffits, fascia
- Exterior and Site Perspective Renders
 - Depicting massing, siting and building articulation
 - Roof form, lines and structures
 - Exterior materiality and colour of building and hardscaping (ie. Driveways, walkways)
 - Deck or patio locations and finishes
 - Windows and doors, including garage doors
- Site Plan(s)
 - Lot and building dimensions and proposed setbacks
 - Access points, driveways, maneuvering isles and dimensioned parking layouts
 - Location, heights and details for retaining walls
 - Proposed lot coverage with proposed tree clearing boundaries
 - Covenants, easement and right-of-ways
 - Location of exterior located equipment (ie. Hot tubs, condenser units, etc)
 - Existing and proposed underground utilities and drainage courses
 - Grading arrows showing direction and %
 - Proposed ground elevations at building
 - Existing natural and proposed grades at building, walkway and driveway corners
 - Proposed water, sanitary and storm service locations including inverts, sanitary and storm clean-outs, drains, dry-wells and/or rock pits, water shut off locations and water meter location
 - Impervious surface area
 - Proposed landscaping with plant, soft scaping and hardscaping materials schedule
 - *Additional information may be requested by the authority having jurisdiction*
- Signed and sealed architectural plans
 - Floor plans
 - Elevations with finishes, natural and finished grades, and building height
 - Cross sections

Conditions for House Plan Approval

Applicant Acknowledgement

The Applicant acknowledges that the house plan approval is provided as a service that the Design Review committee, the Developer and its representatives assumes no responsibility for the accuracy of the information provided or for any losses or damages resulting from the use thereof.

The Applicant further acknowledges that they will hold the Design Review Committee, the Developer and its representatives harmless from action resulting from the use of this information.

Applicant Signature _____ Date _____

Conditions of Approval

1. The Applicant is responsible for ensuring that the building is constructed as per the approved plans, and in accordance with the building permit as issued by the City of Revelstoke. Any changes in siting, massing, or exterior appearance must be approved, in writing, by the DRC. A compliance deposit of \$50,000 is required prior to any construction and will be refunded upon satisfactory review by the DRC. Changes made without the approval of the DRC may result in a loss of the Owner's Compliance Deposit.
2. Prior to start of construction, the Applicant is responsible for inspecting the paving, curbs, sidewalks, landscaping and utilities on this, adjacent and common properties and reporting defects to the Developer. The applicant is required to maintain the site in a clean and sightly manner and repair all defects caused during construction of the resident. Repairs not corrected by the Applicant may be corrected by the Developer and may result in a loss of the Owner's Compliance Deposit.
3. Finished grades and site landscaping must be in accordance with the approved Site Plan.
4. The lot must be properly drained. Drainage onto adjacent property is prohibited.
5. Additional Conditions:

Date Received: _____ Date Approved: _____

Signature _____ Strata Lot No. _____

Resort Landscaping Framework

Landscape Design Objectives

The primary objectives of the landscape and site design are:

- To **re-naturalize the site's cleared setting** - re-establishing its native ecology and character as an early stage successional plant community
 - *A mixed forest of natives combined with a strong mosaic pattern of Aspen growing in groves; and a ground plan of extensive grasslands interrupted by occasional patterns of open woodland where low shrubs, grasses and perennials form an understory.*
 - *An open woodland character with a palette of Douglas Maple, Aspen, Western Red Cedar, and Hemlock will occur East and North of buildings in part to full shade, and also in part shade conditions where depressions create conditions for soil moisture.*
- To **enhance the unique feeling of being in this place** - “immersed in nature” and strongly connected visually to the larger landscape setting and its panoramic views. To accomplish this, the **landscape should remain natural and informal.**
- To design with a **mostly-native plant palette**: for ecological benefit, resiliency to climate change, and as a response to anticipated site conditions that may be relatively dry due to the site's south-western aspect, sloping well-drained topography, and gravelly soils. Plants shall also be zoned according to their drought tolerance, as during dry summer months July-September rain may not occur. Temporary irrigation is recommended to establish native planting over two growing seasons. Permanent irrigation will likely be required for lawn areas and high-impact planters within the resort core.
- To buffer views from off-site and blend buildings and outdoor improvements into a landscape - buildings appear to have been dropped into a pre-existing natural setting.



Landscape Character

Buffer/Naturalized Planting

Elements will include:

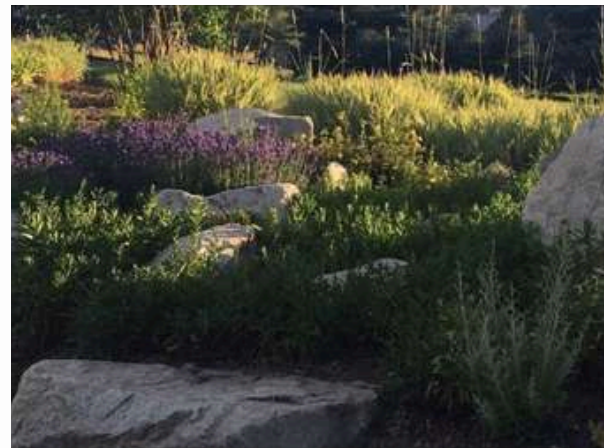
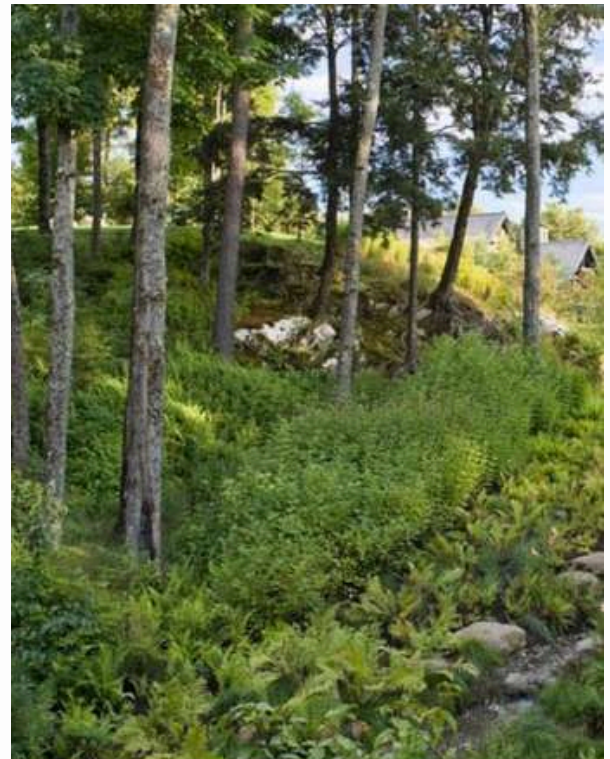
- Stands of native mixed conifers in a range of age and size, mingling in clearings with Aspen; occasionally rocky outcrops feature weathered site boulders and low shrubs. Species: Western White Pine, Scots Pine, and Larch mixed with Western Red Cedar and Western Hemlock.
- Under the tree canopy would be an open woodland and expansive grasslands pattern the landscape.
- Aspen are concentrated in groves in the forest openings and in low, moist depressions within the grasslands.
- Western Hemlock, Western Red Cedar, and Douglas Maple occur east and north of buildings in conditions of part to full shade and increased moisture.
- Native grasses and wildflowers shall be seeded into disturbed areas, with mixes customized to match the varied site conditions:
 - The forest understory.
 - Open woodland and grassland areas.
 - Aspen Grove “meadows”.



Formal Planting

Elements will include:

- An open woodland setting with a layered understory of shrubs and perennials, that softens and blends the building into the landscape.
- Plantings selected for micro-climate settings of sun to shade, and also for their ability to be drought tolerant and endure the annual dry summer period July-September.
- Informal plantings around the buildings: the intent is an “un-garden appearance” to blend in with nature:
 - In the shade, Western Hemlock and Dakota Pinnacle Birch are combined with native ferns, and woodland groundcovers.
 - At the amenity terraces, rock walls and boulder walls are softened with perennial rock garden crevice plantings and groups of Dwarf Mugo Pine.



Resort Planting Approach

Buffer Planting



Arrival Planting



Village Core Planting



Formal Planting



Meadow Planting



Naturalization Seedmix

	% by weight	seeds/lb	% by seed count
<i>Achillea millefolium occidentale</i> , Western Yarrow	0.75	2,800,000	6.45
<i>Bromus marginatus</i> , Mountain Brome	36.00	95,000	10.50
<i>Elymus trachycaulus</i> , Slender Wheatgrass	25.00	145,000	11.13
<i>Festuca saximontana</i> , Rocky Mountain Fescue	10.75	679,000	22.42
<i>Gaillardia aristata</i> , Blanketflower	13.00	157,000	6.27
<i>Koeleria macrantha</i> , Junegrass	2.50	2,000,000	15.36
<i>Lupinus sericeus</i> , Silky Lupine	2.00	24,000	0.15
<i>Phacelia campanularia</i> , California Bluebells	2.00	813,000	4.99
<i>Poa secunda</i> , Sandberg's Bluegrass	8.00	925,000	22.73
	100.00		100.00



MOUNTAIN ROAD
ESTATES

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