

HAVENCREST

Havencrest Neighbourhood Architectural Design Guidelines



05. 16. 2016

Predator Ridge – 100 Mashie Crescent
Vernon, BC Canada V1H 1V8

*The Developer reserves the right to change these Guidelines from time to time. Please ensure that you have the most current version.



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HAVENCREST



Introduction

The spectacular land at Predator Ridge combines natural forested hills, rugged bluffs and meandering meadows. Nestled between the beautiful Okanagan and Kalamalka Lakes, the property is surrounded by historical ranch land, cliffs and parks affording the opportunity to create and preserve a unique community with quiet country serenity.

The primary focus of our community design approach is to blend the natural surroundings with the built landscape; including homes, scenic roadways, groomed fairways and walking and biking trails. Amongst the wildflowers and fairways are cultivated plants that integrate so easily that there is little discrimination between the two. Rocks removed from the building sites reappear as retaining walls and landscape features. With landscaping at strategic points, the view from any home enjoys natural areas where deer roam freely, and lakes abound with turtles and ducks. It's a blend of nature and cultivation that provides a rare and wonderful lifestyle.

The Havencrest neighbourhood has been carefully designed to take advantage of its beautiful setting and stunning views while being sensitive to the exceptional natural environment. These guidelines are in place to ensure the opportunity for unique estate living is realized and your investment is protected.

Purpose

These guidelines are intended to establish very high architectural standards for all homeowners in the Havencrest neighbourhood.

The purpose of these guidelines is to control the form and character of each individual home while ensuring a complimentary neighbourhood form.

The owner will be responsible for compliance with these guidelines and all other applicable codes, regulations and City of Vernon By-laws. A representative of Predator Ridge will be available to the owner/Builder to provide reasonable assistance in guiding you through the design and approval process. Flexibility to the guidelines may be permitted based on architectural merit, individual home site constraints and/or uniqueness.

1.0 BUILDING SCHEME CONTROL

1.1 Architectural and Landscape Review

The Developer (Predator Ridge Limited Partnership) or its appointed agent is responsible for reviewing all house and yard plans submitted by Havencrest lot owners to ensure that the criteria set forth in these guidelines have been met.

The Developer has full discretion in their interpretation of all aspects of the guidelines. Moreover, the Developer reserves the right to vary or waive any of the provisions of the guidelines as to a particular lot or lots as they see fit in their sole discretion, and shall in no way be liable to any lot owner for damages or otherwise as a result of any decisions in this regard. While the Developer may enforce all the provisions of the guidelines, nothing contained in the guidelines should be interpreted so as to

impose any requirement on these parties to enforce any provisions which they choose, in their sole discretion, not to enforce. These parties will have no liability to any Havencrest owner for any decisions made or neglected to be made in regard to these guidelines.

1.2 Compliance Deposit

To ensure each lot owner's compliance with these guidelines, a compliance deposit of \$20,000 will be paid by each lot owner to the Developer upon the closing of the lot sale. The compliance deposit will be forfeited to the Developer in whole or in part (in an amount as determined by the Developer) as partial or full compensation for any default by the owner in his/her compliance with the guidelines.

Upon completion by the owner of all house and landscape work and a satisfactory final inspection by the Developer, the owner is required to so notify the Developer in writing. Upon receipt of such notice, the Developer will return the compliance deposit to the owner, in full (if the owner has fully complied with the guidelines) or in part (if a partial forfeiture has occurred due to compensation for some measure of noncompliance).

2.0 HOUSE AND LANDSCAPE PLANS - REVIEW AND INSPECTION PROCESS

After review of the Building Scheme and Architectural Design Guidelines each lot owner and/or their representatives shall prepare and send to the Developer a preliminary package of information on the proposed design.

Prior to preparation of this preliminary package, each lot owner is strongly encouraged to set up a pre-design meeting with the Developer in order to establish a clear understanding of the key provisions of these guidelines. The requirements for submission are noted on the appended application forms.

The purpose of this preliminary submission will be for the Developer to review the lot owner's chosen building design so as to ensure that the owner is headed in the right direction. The Developer will respond to the owner on this submission within several days. Through this informal process at the front end, expensive and time-consuming design work can be properly focused and unacceptable designs can be avoided.

Once the lot owner is confident that the overall design concept should be acceptable to the Developer he/she should complete all of the design plans for submission to the Developer who will provide a formal response to the lot owner's submission no later than ten business days from its receipt. Please be advised however that the Developer does not issue your building permit and does not review your plans for compliance with the City of Vernon and provincial building codes.

The lot owner's Builder should not submit the building and landscape plans to the City of Vernon for building permit approval until they have been fully approved by the Developer. No material changes to the plans approved by the Developer affecting the exterior appearance of the house or the yard shall be made without further approval by the Developer.

The review process will also involve inspections by the Developer of the house and landscape construction to ensure compliance with the approved plans. These will typically occur at the house

framing stage, at completion of construction of the house and at completion of construction of the landscaping.

3.0 BUILDING DESIGN

The building forms at Havencrest should reflect the natural hillside setting, complement the existing character of Predator Ridge and give a feeling of “high quality well detailed architecture elegance”. Although there is no specific architectural style required at Havencrest, the following comments should guide your design process.

Generally, horizontal lines that follow the contours of the site will appear natural and consistent with the surroundings. Low pitched gable or hip roofs and flat roof forms will best complement the setting and give the correct “low slung” appearance to the home.

Informal plan forms that step with the site can best offer the direct indoor/outdoor access to ground level outdoor spaces that are common and attractive for hillside sites.

Outdoor “rooms” should be encouraged by the use of covered porch and veranda type elements. Built-in seating, outdoor fireplaces and water amenities such as courtyard fountains will all add to the ambience of these outdoor settings.

An emphasis on natural materials and colours will help the home blend into the natural setting. Large areas of glass to take in the view, along with overhangs, awnings, louvers and other measures to shade from the sun will assist in defining the style. Several identifiable architectural styles are appropriate to Havencrest’s hillside setting.

First, we are promoting a fresh “Okanagan Modern” architectural design approach characterized by large expanses of glass, and the use of natural building materials (stone I wood) and low roof forms.

More traditional forms allowed include the Classic Contemporary made popular by Frank Lloyd Wright.

Other design forms consistent with Havencrest’s natural hillside setting will also be appropriate. However certain housing styles which will be discouraged can generally be described as Log, Chalet, Rustic and Minimalist Box and Craftsman.

To assist in describing some of the design elements considered most appropriate for Havencrest, the Developer has prepared some architectural character presentation boards. These presentation boards are available for viewing at the Predator Ridge sales centre and subsequently through the office of the Developer.

3.1 Side and Rear Elevations

Special attention to the architectural treatment of the side and rear elevations is to be given where a house backs onto or fronts another lot or common areas such as roads or lanes. Continuation of the architectural style around to and including the rear elevation is essential, especially on homes with walkouts visible from below. This includes the treatment of rooflines, walls, projections, window placement, and the selection and color of materials.

3.2 Conformity to Restrictive Covenants

All house and landscape designs must be in conformity with all restrictive covenants which will be registered on title to some or all of Havencrest's lots. The provisions of all such restrictive covenants supersede and take precedence over any requirement set out in these guidelines. The restrictive covenants are described in the Documents Binder. Additional information on such covenants can be obtained from the Developer upon request.

3.3 Roof Slope

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

Havencrest is surrounded by rolling hills and offers stunning vistas. Primary roof forms are to have a main roof pitch of 4:12. Architecturally appropriate flat roofs are also encouraged.

Simplicity and cleanliness of roof line is preferred. A singular/prominent prow type roof form of substantial height will be discouraged.

3.4 Roof Material and Colour

Retaining a consistency of roof materials and colours is the surest way of promoting a unified and quality community context.

For these reasons no dwelling with pitched roofs shall be constructed in any material other than lifetime laminated asphalt shingles or material designed to enhance the architectural appearance of the dwelling as approved by the Developer. Small roof components of standing seam metal will be allowed. Cap sheet colours on flat roofs will be limited to grey, brown and black. Colour must be consistent with the natural and built environment.

3.5 Roof Detail

Delicate and ornate detailing is not typical or preferred. These characteristics should be considered when detailing the roof.

Large singular massing is not considered acceptable and needs to be addressed with intersecting ridge lines, etc.

All roofs should have a minimum of 0.9m overhangs but where possible, 1.2m is preferred to provide

a consistent and strong sense of shelter from the elements typical of Classic Contemporary design. “Okanagan Modern” type designs will be allowed to have no overhangs.

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.

Wood and cementitious soffits are encouraged; aluminum and vinyl are allowed.

3.6 Wall Material and Colours

All external material detailing should display a concern for simplicity, authenticity, craft and quality construction.

In an effort to promote a sense of belonging and fit, primary wall materials are limited to;

- *vertical or horizontal wood siding/cementitious*
- *board and batten*
- *approved natural wood substitutes*
- *acrylic stucco*
- *natural stone*
- *brick*
- *cultured stone*

Masonry work is a required element of all dwellings. All masonry must cover a logical portion of the facade and be applied in such a way that it looks like a structural material and must extend to the ground. Half height masonry must turn the corner of the facade or to a logical finishing point. Full height or column effect on corners must return a minimum of .6m.

Wood materials should be stained with solid or semi-transparent wood stains. All stain colours must be of colours and tones that have a natural appearance but do not necessarily have to be ‘brown’.

Natural stone veneers are encouraged on building bases, chimneys, balustrades, and secondary formal elements.

Foundation walls of concrete, etc. shall not be exposed greater than 300mm above the grade of finished ground and should be protected from splash and staining of water and dirt. Brighter accent colours/stains are permitted if used modestly and in locations such as details, doors, window frames and railings.

Material and colour contrasts are encouraged. As a guideline, material and colour changes shall only occur along horizontal lines, at inside corners or in the expression of secondary formal elements.

3.7 Chimneys and Vents

Chimney and vents comply with the following restrictions:

- a) All chimneys must be clad in masonry, wood, stucco, or fiber-cement siding to match the architecture and materials of the dwelling.
- b) Any chimney that extends to the ground on the exterior of the dwelling must be finished to the ground line in the approved material.
- c) Each chase shall have minimum dimensions of .6m x .6m, and be covered by a decorative cap.
- d) The exposed portion of the metal “A” vent which appears above the chimney framing must be kept to the minimum height allowed by the Building Code. Where A vents are visible from the street they are to be pre-finished in a non-glare finish.
- e) All metal vents are to be painted to match the siding or roof colour as applicable.

3.8 Porches and Decks

Porches and decks on the street frontage 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.

In an effort to ensure that porches and decks are usable as spaces to sit and converse comfortably, porches and decks must have a minimum dimension away from the primary building wall of 2.5M. Larger dimensions and creative shapes are encouraged. They should be sympathetic to the topography and are encouraged to be designed around prominent natural features and trees.

Detailing, materials and colours should reflect the general building design guidelines and should reflect a sincere concern for natural materials, and quality craftsmanship. Unstained pressure treated wood porches are not permitted, composite or concrete surfaces are encouraged. Concrete posts/bases or forms shall not extend more than 10 centimeters from grade, unless forming a cairn to be clad in stone or architectural concrete.

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. To achieve this, deck posts should be continuous from the handrail to finished grade.

3.9 Windows

Simplicity and modesty of window shapes and placement is encouraged.

All individual window units shall be square or vertically rectangular in proportion. Combinations of square or rectangular windows are permitted.

Half-round windows, fan shaped and quarter round windows are not permitted.

Flat skylights will be permitted provided they are situated with minimal visibility from the street. Mullion bars must be true or simulated divided lites. Window frame colours shall conform to the Wall Material and Colour guidelines.

3.10 Doors

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.

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. Ornate iron or glass work is not preferred. Preference is given to natural materials, white, off-white, or similar is not allowed.

When it occurs, glass in doors should be treated in similar manner to windows. Door glazing should be square or vertical in nature. Applied or sandblasted graphic frosting is discouraged.

3.11 Outbuildings

Outbuildings refer to small structures that are detached from the main residence. Examples include garages, storage sheds, gazebos, etc.

Outbuildings are discouraged, but if deemed appropriate in a particular setting or architectural style, then simplicity of form and expression of material construction and craft should be stressed. All of the building design guidelines for primary buildings are equally applicable to outbuildings.

Garages should be thought of as a secondary buildings or additions onto 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.

Attached street facing garages shall be even with or setback from the front elevation of the house.

Garage doors that are not parallel to the street are encouraged if viable.

Smooth or wood garage doors free of raised panels are preferred. Wood/wood look fiberglass or high

quality metal doors with significant panel glazing (lites) garage doors are required.

3.13 Exterior Lighting

Indirect lighting (defined as having the light source itself shielded and not directly visible from adjoining properties or the street) is permitted provided the intensity and number of sources is not excessive. Unshielded, incandescent, wall mounted entry lights will be considered on a case-by case basis by the Developer. To ensure a well-lit front yard/street environment each homeowner is encouraged to have a minimum of two exterior lights. The light fixture should be a minimum intensity of 60 watt incandescent (or equivalent), hardwired to a photocell with manual switching capability.

4.0 SITE AND LANDSCAPE DESIGN

Site design is concerned with the placement of buildings, garages, outbuildings, parking areas and landscape areas on the site. When designing and locating these elements, consideration must be given to your homes context in the neighbourhood, protection of view corridors and impact on adjacent lots.

For example, it may be advisable to modify a house plan to take into the account the site's particular topography and views.

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

4.1 Lot Grading

Lot grading is to be consistent with the lot grading plan provided by the Developer, which indicates final grade elevations at each corner of the lot. Each Builder shall be responsible for achieving the final grade on the individual lot, which does not necessarily follow the natural grade.

If the owner wishes to deviate from the approved lot grading plan, the owner must prepare and submit a revised lot grading plan that complies with the engineered lot grading plan to the Developer for approval prior to commencing any work.

Lot slopes should be absorbed within the building massing as much as possible (i.e. stepped foundations and floor levels) to minimize the need for steep yard grades. Individual lot grading (including drainage swales and retaining walls) must be handled within the individual property lines.

Where lot to lot topography allows, main floor elevations of the adjoining homes should be consistent height above the front street to reduce side yard elevation changes along the streetscape.

4.2 Blasting

The vast majority of the Havencrest lots have been pre-graded to accommodate a home. If additional site blasting is required and approved by the Developer, great care must be taken when blasting is carried out. Applicable governmental regulations and required approvals for any blasting work must be strictly observed and are the responsibility of the owner

Blasting should be undertaken only in circumstances where alternate methods of rock removal are not practical or feasible.

4.3 Pools and Sports Courts

Above ground swimming pools are not permitted on any lot. In-ground swimming pools will be permitted and should be safely fenced and gated, and located in an area which can be screened, through appropriate landscape treatments, from view of neighbouring lots. Pool fencing should be tastefully designed.

All pool equipment must be housed in a fully insulated structure that is architecturally compatible with the home. Pool equipment storage areas should be designed within the main house itself.

Hot tubs are allowed if “sunken” to reveal a maximum of 600mm of the hot tub siding.

No sport or tennis courts will be permitted on a lot.

4.4 Landscaping/Plant Materials

All home sites at Havencrest shall contain a significant landscape component to maintain the established appearance of the community. Specifically within the Havencrest Neighbourhood, we are striving to reduce water consumption through the use of drought tolerant plant materials and adherence to a water smart xeriscape landscape approach.

The required amount of planting within the lot will be determined by the Developer and the homeowner (and their agents) and will be evidenced on the landscape plan provided as part of the build application process.

New landscape plantings should, wherever possible, utilize plant materials that are indigenous to the area to provide greatest opportunity for the plant material to survive our seasons and the wildlife. Landscaping under the drop line of eave should be designed to prevent splashing of soil onto adjacent surfaces.

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 Developer prior to any build or design approval.

The use of natural alternatives to non-native grass is encouraged. Approval of lawn areas, location, and type will be based on the surrounding landscape and are subject to approval by the Developer.

4.5 Plantings

The landscape design of the yard is an important part of the overall attractiveness of the community. As a result, it is important that all homeowners maintain a minimum standard of quality. The following guidelines are not intended to control personal expression or limit design in the development of yards. Designs will be reviewed for integrity, plant maturity and stylistic influences. A suggested tree and shrub plant list is available upon request from the Developer.

The landscape plan should incorporate very generous plantings of trees and shrubs, both coniferous and deciduous, in attractive groupings. A significant variety of plant species are encouraged to help ensure the vitality of each lot's landscape should a single plant species be subject to specific diseases or pests. Plantings designed in less conventional ways incorporating large rocks, small brick or rock walls, water features and exterior lighting are encouraged. Large expanses of lawn, uninterrupted by plantings, will not be acceptable. Shrub and tree species selected should generally be of native, drought-tolerant variety.

All landscape plans should have the following attributes:

- a) Have an accent tree in the front yard;
- b) Have a minimum of 30% shrubs/grasses/groundcover and a maximum 30% lawn and 40% hard surfaces;
- c) With a back yard having one (1) shade tree if space allows.

Trees, as well as any trellises, arbours or gazebos, must be carefully located on each lot so as not to significantly restrict views from neighbouring homes. In the case of disagreements amongst owners, the decision of the Developer will be absolute and binding on both parties.

Variances to these minimum planting requirements may be permitted by the Developer if plans incorporating very interesting and attractive design elements are proposed. All shrubs should be tightly spaced resulting in a dense appearance according to their growing characteristics. Artificial features such as statuary and pre-cast ornaments are not permitted in front yards.

Each landscape design will be reviewed for compatibility with the Havencrest Landscape Maintenance Agreement and the appropriate level of maintenance required will be determined by the Developer.

4.6 Irrigation

All properties will be required to install a fully automated underground irrigation system. Recognizing the indigenous hillside setting of Havencrest individual irrigation systems are required to be designed to specifically address the unique characteristics of each home site.

Additionally, all irrigation systems shall include rainfall sensors.

4.7 Tree Retention and Replacement

No tree(s) shall be removed from a lot and no tree(s) shall be replaced on a lot except in compliance with the prior written approval by the Developer.

4.8 Damage to Utilities

The cooperation of all contractors and sub trades is requested to minimize damage to curb boxes, water valves, pedestals (power & phone), street light terminals, shallow utility lines, hydrants, streets, manholes, curbs and other structures. Should damage occur to services or infrastructure adjacent to or on any specific lot, that lot owner will be responsible for the repair costs.

To protect on and around each lot, the owner's contractor is recommended to undertake the following precautions:

- When excavating basements, the contractor should have excavators place a minimum of 400mm of excavation material along the curb to create a protective ramp for material deliveries.

- Brief sub-trades, deliverymen and all others on the importance of being careful around utility installations.

- Master plumbers should be instructed to replace water valve markers when house connections are complete.

4.9 Erosion Control

Provision must be made at each construction site to control erosion and run-off from the lot into neighbouring lots or roadways. Various methods can be employed such as the use of straw bales, seeding and the shielding of excavations through the use of material such as visquine.

4.10 Retaining Walls

Retaining walls are to be a maximum height of 1.2 meters, must be formed of natural stone indigenous to the area. A wall higher than 1.2 meters may be approved at the discretion of the Developer and the City of Vernon. There must be a horizontal landscape transition of not less than 1.0m between stepped retaining walls. An engineer's certificate will be required in these cases.

All retaining walls and their foundations are to be within property lines, and shall meet the requirements of the City of Vernon Bylaws. House excavation or construction shall not be allowed to undermine the slope stability of any roadway base or adjoining lots without appropriate temporary and/or permanent earth retention. Any new retaining walls that are immediately adjacent to the walls already constructed by the Developer must be of the same material, colour and pattern so as to appear consistent. However, additional walls must not be connected to the existing walls and shall not in any way alter the existing walls or backfill.

In situations with grade changes between lots that require retaining to control or take up the change in elevations, each Builder will be responsible for retaining the downhill side of the lot. With some lots, the Builder may also be required to retain the uphill side of the lot. All grade conditions and retaining requirements will be reviewed by the Developer on a site by site, and application basis. The Developer

will have final authority regarding which Builder will be responsible for retaining conditions.

In no circumstances can a Builder have sloped bank conditions that flow onto or affect adjoining lots.

Notwithstanding the requirements of these guidelines, all lot grading shall meet the requirements of the City of Vernon Bylaws.

4.11 Driveways and Parking Areas

Driveway design needs to be carefully considered to avoid diminishing the street's natural beauty.

With this intent, driveway necks will be restricted to a maximum width of 6m where they meet the street. The driveway location has to be located during First Submission of Lot Layout Plans.

Creative shapes and soft edges are encouraged to create attractive yards as well as providing additional on-site parking. Driveway surface materials add texture and warmth to the site. Alternatives to standard concrete are required such as precast pavers, stone or exposed aggregate concrete. Asphalt is not permitted.

4.12 RV Parking | Parking

No parking will be allowed on individual lots. All parking will be accommodated within the garage or carriage home including all types of vehicles. RV's are not to be parked outside on any lot other than for short term staging needs.

4.13 Fences / Hedges

Fences are generally not allowed at Havencrest and when they do occur, shall be of limited visibility glass for pool areas only. All finishes are to be natural earth tones. No chain link fences will be permitted. Any other fences are not favoured and are subject to approval by the Developer. No hedging shall be planted that exceeds 1.5m in height.

4.14 Signage

An address sign cairn is required which is to the style and design as directed by the Developer.

No sign at any time shall be attached to any tree or other vegetation.

One small 12" x 20" real estate sign is allowed. There is no additional sales signage permitted.

During construction, only one sign for the identification of the prime contractor//consultant and one sign identifying the address and 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 Developer, all signs shall be removed.

4.15 General Requirements

- a) There shall not be stored, kept nor permitted to be kept or stored on any Lot, any junk or wrecked or partially wrecked motor vehicles, or any salvage materials, or goods intended for commercial use or sale, nor shall any waste or refuse be kept or stored on any Lot.
- b) Satellite receiving dishes shall not be greater than 18 inches in diameter and shall not be mounted on rooftops or in any yard areas fronting or flanking onto a street. No exterior radio antennas, CB antennas, television antennas or other antennas of any type shall be erected or maintained on the Lots.
- c) No trailers, boats, commercial vehicles, recreational equipment or similar property shall be stored on a Lot unless stored inside the house or the garage.
- d) No permanent or semi-permanent play structures are permitted to be constructed or maintained on the Lots unless screened from view of neighbouring Lots.
- e) No kennels or enclosures for animals are permitted to be constructed or maintained on the Lots.
- f) No clotheslines, patio light strings or exposed wires of any kind are permitted on the structures on the Lots; provided, however, that Christmas lights installed on the Lots are acceptable during the time period of November 1st to the last day of February each year.
- g) All garbage and recycling containers shall be screened from view from any public road or from any other Lots except on the day designated for garbage pickup.
- h) No dwelling, building or other improvement shall be constructed on any Lot that has exterior bars or blinds on windows and doors.

PREDATOR RIDGE

APPENDIX A: APPLICATION FOR HOUSE PLAN APPROVAL

APPLICANT

Name: _____ Address: _____

Telephone: _____ Fax: _____ LOT#: _____

HOUSE DESIGN DETAILS (colour sample board required to be submitted with approval)

Areas: Ground Floor: _____ Second Floor: _____

Basement: _____

Details: Roof Material & Colour: _____

Siding Material & Colour: _____

Brick or Stone Colour: _____

Trim Material & Colour: _____ Garage Door Material & Colour: _____

Window Material & Colour: _____ Soffit Material & Colour: _____

Driveway Material: _____

SITING

Sidewalk Material: _____

Conformance to requirements of the local Building Authorities is the responsibility of the Home Owner/Contractor.

Setbacks: Front: _____ Rear: _____

Sides: _____ Building Height: _____ Basement Elevation: _____

Ground Floor Elevation: _____ Second Floor Elevation: _____

SITE PLAN REQUIREMENTS

A Site Plan with the following information, and additional information as may be required by local Authorities, must be provided with the final drawings.

- *Dimensions of the lot Dimensions of building(s)*
 - *Existing and proposed elevations at the corners of the property, corners of the building(s), Basement, Garage, Ground and Second Floors*
 - *Location and slope of Driveway and walkways in relation to street*
 - *Location, heights and details of retaining wall(s) Location of all underground services*
 - *For lots sloping at 10% or steeper, provide a Site Cross Section with outline of building indicating lot and floor elevations, building height, street elevation, etc.*
- A sample of this drawing is available upon request.*

Before starting work, the contractor is responsible for confirmation on site that the information provided on the Site Plan reflects the actual conditions.

PREDATOR RIDGE

APPENDIX A1: CONDITIONS FOR HOUSE PLAN APPROVAL

The Applicant acknowledges that the house plan approval is provided as a service and that the Developer and its designated Consultant 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 he/she will hold the Developer and its designated Consultant harmless from action resulting from the use of this information.

Date: _____ Signature of Applicant: _____

CONDITIONS OF APPROVAL

1. The Applicant is responsible for ensuring that the Building(s) are constructed without deviation from the approved plans. Any changes in area and/or exterior appearance must be approved in writing by the Developer or its designated Consultant. A Compliance Deposit of \$20,000 is required prior to any construction and will be refunded upon a satisfactory review by the Developer. Changes made without approval from the Developer may result in loss of the Owner's Deposit.

2. Prior to start of construction, the Applicant is responsible for inspecting the paving, curbs and sidewalks on the property frontage, and reporting any defects to the Developer. The Applicant is required to maintain the project site in a clean and sightly manner and repair all defects caused during construction of the residence.

3. Finished grades must be in accordance with the approved Site Plan.

4. The lot must be properly drained. Drainage onto adjacent property is prohibited.

5. A Landscaping Design must be submitted to the Developer and approved by the Developer before ANY construction work commences.

Additional Conditions : _____

Approval Date Received: _____ Date Approved : _____

Signed: _____

APPENDIX B: CONSTRUCTION PRACTICES

B.1 Responsibilities of the Builder

The homes at Havencrest will be built over a number of years, by numerous Builders. Therefore it is important that clean and safe construction practices be followed to ensure the enjoyment of the existing residents as well as the needs of the building trades.

The onus of following the prescribed clean and safe construction practices is on the Builder. The compliance deposit held by the Developer is there to ensure compliance with not only the design and completion stages of the house and landscaping, but also to ensure the prescribed construction practices are followed.

The Builder, who is on record for the site, is responsible for compliance with these practices, and is responsible for all sub-trades, workers and deliveries.

B.2 Condition of the Site: Pre & Post Construction

The building lots at Havencrest have been prepared by the Developer ready for building. This includes on most lots;

- *Graded building platforms*
- *Rear yard retaining walls built and back filled*
- *Front utilities to the property line*
- *Rear utilities to the back yard*
- *Curbs*
- *Public sidewalks*
- *Public boulevards with street trees on the uphill side of the road (Rear property line)*
- *Street lights*
- *Installed utility boxes, manholes, connection points, etc. as required for utilities*

All conditions of the site are considered to be sound, complete and in full working order at the time of sale. It is the responsibility of the Builder to bring any deficiencies to the attention of the Developer prior to construction. Damage not reported prior to construction start will be the responsibility of the Builder.

Should damage occur to any of the pre-construction site conditions, or surrounding areas, due to construction or other activities, repair to the original condition is the responsibility of the Builder.

Should repairs not be completed to a condition satisfactory to the Developer, the Developer will undertake the repairs at the expense of the Builder. The charges and fees for these repairs will be invoiced to the Builder, or if necessary, deducted from the compliance deposit.

B.3 Site & Construction Protocol

Hours of construction and work are regulated by the City of Vernon.

Loud music is discouraged and offensive language is not allowed to disturb others of site.
Having dogs on site is discouraged, but if there is, they must be on leash or within vehicles at all times.

Parking is not allowed on other sites without the written permission of the owner.
No overnight or weekend storage of vehicles or trailers is allowed on other lots.

No signs shall be placed on any lot, with the exception of a temporary address sign.

Complaints may result in deductions from the compliance deposit at the discretion of the Developer.

B.4 Construction Material, Garbage & Site Clean Up

The Builder is required to keep the site and abutting streets clean and orderly during construction and marketing.

All construction materials must be stored neatly and preferably not in the front yard when possible.
All garbage must be removed from the site in a timely manner, or held in proper containers and bins.

The sidewalks and roads adjacent to the site must be cleaned daily by the Builder during the course of construction. Every effort must be made to prevent silt from entering the storm drain system. As such, power washing is not an acceptable method of cleaning.

Excavators moving from one site to another, or during the loading and unloading process, must not be walked along the street unless they have been cleaned.

If street cleaning is not maintained to the Developer's satisfaction, the Developer will undertake this work at the expense of the Builder. This work will either be invoiced to the Builder, or deducted from the compliance deposit.

APPENDIX C: ILLUSTRATIVE EXAMPLES 1



APPENDIX C: ILLUSTRATIVE EXAMPLES 2



Martis Camp home, Lake Tahoe, California



Martis Camp home, Lake Tahoe, California

APPENDIX C: ILLUSTRATIVE EXAMPLES 3



APPENDIX C: ILLUSTRATIVE EXAMPLES 4



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