



Okanagan Modern

Architectural and Landscape Design Development Guidelines - Phase 7





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Prairie Craftsman

Intent of Development Guidelines

Lone Pine Estates is a single-family subdivision. The lots in Phase 7 are zoned RU1H according to the City of Kelowna bylaw. Architectural approval for houses on each of the lots will be provided through the design review process conducted by the Architectural Review Consultant on behalf of the Developer.

The quality of design, character and appearance is important to the experience that both residents and visitors have of their community. Good design, including the incorporation of good quality landscaping, is important to the aesthetics of “Lone Pine Estates” and are in place to ensure a high standard of development.

All aspects of both the architecture and landscaping must conform to the Statutory Building Scheme which is registered on title of the Development Guidelines forms part of.

The Developers, contractors, builders and landowners proposing construction at Lone Pine Estates are required to adhere to the guidelines outlined in the following sections.



Approval Process

The Developer of Lone Pine Estates shall have sole discretion on the final approval of any plans, details and applications submitted. Guidelines will be reviewed on a case by case basis. Any modifications to the guidelines shall be at the discretion of the Developer and/or Reviewing Agents. Once Design Approval has been granted, any revisions must be submitted in writing for approval by the Developer or the Reviewing Agent.

Compliance Deposit

A deposit of \$10,000.00 must be provided to the Developer upon lot closing. This deposit will be held to ensure that the architectural and landscaping is built as per approved plans and that no damages to the municipal infrastructure have occurred.

Construction Startup and Timelines

- The purchaser agrees to obtain a building permit and to commence construction within twenty-four (24) months of the lot closing date
- Construction of home must be substantially completed within twelve (12) months following the date of building permit issuance, and not more than thirty-six (36) months of the closing date
- Landscaping of lots must be completed within eight (8) months of completion of the home

Approval Forms

Please refer to the appendix for the appropriate application forms needed for submittal to the Architectural Review Consultant, the Landscape Review Consultant, and the Developer.

- All architectural design submittals shall be submitted to: **carlscholl@shawcable.com**
- All landscape design submittals shall be submitted to: **fpohland@ctqconsultants.ca**
- All compliance deposit refund submittals shall be submitted to: **land.payables@carrington.ca**



Architectural Design Approval

Pre-design Conference

Prior to applying for approval to design, construct, or alter a building/landscaping, the Owner and their designer and/or contractor are encouraged (optional) to arrange a meeting to review existing site factors listed below.

- Grade and drainage patterns
- Unique features of the lot
- Lot and building orientation to maximize views and private areas
- Driveway approach and sidewalk locations
- Legal pins and markers
- Location of utilities, hydrants, water-valves, signs, street lighting electrical, etc.
- Building envelope

Please note: The lot must be purchased prior to the pre-design conference.

Preliminary Design Plans

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

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



Final Submission for Approval

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

- One completed copy of the House Plan Approval Application Form (found in the appendix)
- One full set of working drawings 1/4" scale including:
 - Site Plan – including retaining wall locations
 - Foundation/Basement Plan
 - Floor Plan(s) including garage and main floor geodetic elevations
 - Roof Plan, including maximum roof height from average finished grade
 - Elevations
 - Sections and details
 - Exterior materials and colour
 - Roof material and colour

Please Note: Plans can be submitted via email for preliminary and final review.

Landscape Design Approval

Landscape Submission for Approval

The Owner shall design drawings and specifications adhering to the Landscape Design Guidelines and submit to the Landscape Review Consultant prior to commencement of landscaping.

Only Professionally prepared Landscape Drawings will be accepted. No exceptions.

This submission shall include:

- One completed copy of the Landscape Approval Application Form (found in the appendix)
- One full set of Professionally prepared landscape drawings including:
 - A design for all areas of the entire lot (front and back yard, both side yards)
 - The location of all buildings on the lot, site drainage and grading
 - The location, materials and colours of all fences and retaining walls
 - The location and materials of all hardscape elements including driveways, patios, paths, pools, water features, arbors/gazebos and other structures/features etc.
 - A planting plan showing the location, quantity and sizes of the proposed trees, shrubs, perennials, grasses, groundcovers and areas of sod



Final Building/Landscape Inspection

Release of Compliance Deposit

A Compliance Deposit Refund Application Form (found in the appendix) must be submitted by email to land.payables@carrington.ca for the return of the compliance deposit and may only be requested upon completion of all construction as approved through this design review process. Upon inspection and approval by the Reviews Agent, the approved inspection report will be forwarded to the Developer for release of the compliance deposit.

The Developer reserves the right to control the following:

- The deposit will NOT be returned in the event of a re-sale of the property where construction is not complete unless owner arranges for new purchaser
- The Developer reserves the right to deduct from the deposit any funds required to repair curbs or damaged utilities, or dirt and debris left on the street during construction

If the Developer gives the builder or owner notice to correct a deficiency in compliance with this guideline and that deficiency is not corrected within thirty (30) days of notice, the Developer reserves the right to enter the property to complete landscaping, keep the Security Deposit or balance of it as a portion of liquidated damages, and may collect from the owner any shortfall.

Failure to comply with the plans and other information as submitted and approved will result in the loss of the compliance deposit. The Developer will retain the compliance deposit, or portion of it, for any of the following infractions:

- Violation of Building Scheme, guidelines, or Architectural and Landscape Review Consultant approvals
- Changes to the approved design plans made without approval of the Reviewing Agent
- Damage to surface improvements and utilities
- Failure to clean up site
- Unauthorized dumping





Arts & Crafts



Farmhouse Modern



Okanagan Modern



Prairie Craftsman

Architectural Guidelines

The general architectural theme will encourage homes to be designed in a new urban heritage style, recreating and animating the early to mid-century West Coast design movements. The styles include, but are not limited to:

- The **“Arts & Crafts/Cottage Revival”**, a west coast Asian influenced craftsman style with low pitched roofs and deep overhangs made famous by the Greene and Greene Brothers in Pasadena
- The **“Prairie Craftsman”**, a Midwest American style with low profile horizontal elements, reflecting the Wisconsin landscapes, designed by Frank Lloyd Wright
- The **“Farmhouse Modern”**, a style influenced by early homesteaders moving west across America. A simplified “Victorian” with a steep roof pitch, featuring modern details such as standing seam metal roof, wood bracket details and board and batten vertical siding
- The **“Okanagan Modern”**, a counter movement to the international style by Frank Lloyd Wright designed to offer a modern and affordable home in a native American style using natural materials, commissioned through their school in Taliesen





Okanagan Modern

Architectural Criteria

Allowable Floor Area

The following are minimum finished floor area requirements, which the Developer considers essential to maintaining the overall quality of the development. Square footage is calculated including exterior walls and excluding garages, porches, balconies, terraces, and basements. Minor modifications may be permitted at the sole discretion of the Reviewing Agent.

Ranchers (Basement Walk-Out):

- Main floor area of at least 1,400 square feet

One and a Half Story Home:

- Main floor area of at least 1,100 square feet
- Second floor area of at least 400 square feet to a maximum of 75% of main floor

A porch or deck that meets the following criteria shall be included in the allowable floor area:

- The porch or deck wraps around two or more sides of a structure
- It has a permanent roof of at least the same dimensions
- It exceeds an average width of 1.5 m as measured perpendicular to the adjacent wall from the exterior of the building wall to the inside of the porch, deck, wall, or handrail





Farmhouse Modern

Streetscape

Two (2) lot types have been defined to address constraints and opportunities that are site specific. Identifying the lot type will ensure that the positive features of the site are maximized such as to produce desirable streetscapes and neighborhood conditions.

Type 1- Landmark Lots

- Landmark lots are defined as sites that are located at intersections, street ends or corners
- Buildings on these highly visible lots will have the equivalent of two or more exposed elevations
- All street exposed elevations on Landmark Lots are to have equal treatment in design and materials to the front elevations

Type 2- View Lots

- Lots with views are defined as “Lakeview” or “City View” sites and must provide established uninterrupted site lines to homes on adjacent lots
- The building mass on view lots are encouraged to be to the centerline of the lot
- Rear building facades should be articulated by staggering, stepping back walls, the use of decks and intermediate roofs, etc. to reduce the apparent mass of the building
- Side yard elevations of homes constructed as “View Lots” must have the second floor step back from the lower with cottage or hip roofs to the upper floors, thereby allowing for an improved view corridor for the building lots across the street





Okanagan Modern

The Home

Building Siting

- Architectural features and cantilevers such as bay windows, chimneys, etc. may encroach into setbacks as per City of Kelowna bylaw requirements
- Each home shall be designed to take advantage of the natural characteristics of the lot, such as: slope, view, relationship to the street and natural drainage patterns
- In addition to the City of Kelowna zoning bylaws regarding setbacks, there may be additional requirements for streetscape appeal, geotechnical safety lines and non-disturb conversation areas
- For upslope lots, garages and buildings should be sited to minimize the size and height of driveway retaining walls and to avoid excessive cuts
- For downslope lots, garages and buildings should be sited as close to the street as practical while providing vehicular access and allowing for adequate off-street parking. This will minimize grading for driveway ramps and front area landscaping



Building Access

- The driveway width at street curb shall not exceed City of Kelowna bylaw requirements
- Mobile homes, trailers, recreational vehicles, boats, large trucks, and vans are not allowed to be parked, stored, or maintained on a lot, other than in an enclosed garage or other suitable space shielded from view from the street and neighbouring lots
- Porches, verandah, porte-cocheres, pergolas, trellis structures or other landscaped structures shall be incorporated into entry features of all front elevations
- Access to the site is restricted to one main driveway from the street or lane, but not both

Repetition

- The same house plan shall not be repeated unless separated by at least two (2) homes. While similar house plans and forms may occur along a section of the street, elevation modifications, and colour modifications will be required

Building Massing

- The height and siting of a proposed house shall be compatible with the houses on adjacent lots. The fascia on the adjacent house shall in no case be more than 1.5 metre (m) apart vertically. This may require the use of an intermediate roof, trellis or similar architectural element
- No unbroken expanse of building façade may exceed 7.5 m before a minimum shift of 0.45 m in the wall plane occurs to the side yard elevations
- No unbroken expanse of building façade may exceed 7.5 m before a 1.2 m shift in the wall plane occurs to front, rear and flanking street elevations
- The massing of each two-storey building shall establish a one-storey eave line on all street elevations as well as on all rear elevations on all sites
- House forms, heights and façade details shall be coordinated with neighbours to ensure a gradual transition from one type of house to another. Abrupt changes in heights of eaves and fascias should be avoided
- Maximum preferable roof pitch is 4:12 for downsloping lots. Upsloping lots may be steeper.
- Full three-story rear elevations are not acceptable
- All homes on downsloping lots to be single-storey walkouts



Roofs

- Flat roofs are permitted if the heights are varied and they form an integral part of the architectural character of the building
- Roof profiles to all side yards are preferred to be a cottage or hip style

Wall Heights

- The maximum height of any vertical wall element facing a front yard, rear yard or flanking street (including walkout basements), is the lesser of 7.5 m or two (2) storeys above which the building must be stepped back a minimum of 1.8 m. A maximum of 30% of the length of the building elevation may exceed 7.5 m in height, provided that a deck and roof structure projecting a minimum of 3.0 m from the face of the wall breaks up the wall face such that no wall face directly above or below the deck and roof structures exceeds 5.0 m in height. See Diagram below
- Where any vertical wall element facing a side yard exceeds the lesser of 7.5 m or two (2) storeys in height, that portion of the side yard elevation above the first storey must be stepped back an additional 1.0 m, as measured from the outside wall of the floor below. Dormers or enclosed stairways may project into this step back by 1.5 m provided that the sum of their lengths does not exceed 30% of the length of the elevation of that storey. These projections are not permitted within 1.5 m of the front or rear building elevations. See Diagram below





Okanagan Modern

Front Porches and Decks

- Special design elements such as porches, verandahs, trellis structures, or porte cocheres are encouraged. This will allow for variety and allow a transition from the house to the street reducing the visual impact of attached garages
- All decks (including the supporting posts or columns) shall not exceed 4.5 m or one (1) storey in height inclusive of any support structure or retaining wall (within a horizontal distance of 1.2 m) and shall be limited to 60% the width of the applicable building face. Height will be measured from the grade at the base of the deck, post, or column to the highest point of the deck, exclusive of railings

Soffits, Gutters and Fascias

- Overhangs are to be a minimum of 2'6", however, a soffit width reduction or deletion will be accepted with the appropriate architectural style of the home subject to the discretion of the Reviewing Agent
- Minimum 2" x 8" (nominal) fascia is required. Deeper fascias will be approved but must incorporate corbel detail, shadow effect or prairie unique soffit detail
- Built-in gutters are encouraged, however extruded fascia gutters are permitted if painted to match fascia



Building Elements and Finishes

- The building façade shall include a minimum of two cladding materials to provide a visual interest, limiting expansive flat wall surfaces
- The recommended exterior finishes are wood, cedar siding, hardiplank or acrylic stucco or metal, as accent applications only
- Vinyl siding is not acceptable
- Brick or stone veneer elements must be present on each home on the elevation as viewed from the street unless significant, architectural detailing is approved by the Reviewing Agent. Small patches of veneer randomly placed will not be accepted
- Roof materials shall be thirty (30) year Asphalt shingles, in black or charcoal colours and standing metal seam roofing for the Farmhouse Modern style
- The use of other roofing materials must first be approved by the Reviewing Agent
- Chimneys and vents shall be finished in a material compatible with the exterior of the building. All roof vents shall be located at ridge or wherever possible on roof surfaces sloping towards the rear yard and painted in a colour to match the roof of the building
- Wood windows and doors are preferred, however, metal clad or vinyl may be permitted if they include heavy trim elements. Additional window detailing such as stained glass, window seats and/or mutin bars are required on all windows visible from the street
- Front doors are to be relief panel doors of solid construction and are to be stained or painted with strong historical accent colours. (White and beige will not be permitted). Stained wood is encouraged
- Balcony railings shall be transparent in character

Driveways and Garages

- Driveways are to be constructed using exposed aggregate, stamped concrete and/or brick/stone pavers. Neither broom finished concrete nor asphalt paving are acceptable
- Maximum driveway slope is 15%. All driveway locations and slopes or elevations are to be approved by the Reviewing Agent
- All single family houses are to have a minimum of a single fully enclosed, garage and the driveway layout must provide for at least one additional car to be parked on site
- Carports are not acceptable
- Garages facing a street must provide a 0.25 m recess at the garage door
- Garages with sidewalls not facing, but exposed to streets shall provide an architectural setback relief in the total length of wall. Windows, decorative features or similar design elements will be acceptable
- Garage doors must be detailed as a carriage door or an appropriate style to match the architectural character of the home
- Single, large solid sectional garage doors are not permitted
- All entrance gates or posts must swing open onto the lot
- 3 car garages are permitted on select lots, however they must include a minimum of .6 m setback for at least one door





Okanagan Modern Style

Lot Grading

- Lot slopes should be absorbed within the building massing such as using foundation walls as retaining or stepped foundations to minimize the need for grades steeper than 3:1
- Individual lot grading (including drainage swales and retaining walls) must be handled within individual lot property lines and must conform to the “City of Kelowna Standards for lot Grading” and to the accepted lot grading plan for the subdivision
- Side yard retaining walls between lots are not allowed above 1.2 m as per City of Kelowna zoning bylaw
- Side yard grade transitions should be absorbed within the building mass. Higher concrete foundation walls and any opening such as windows or doors should be located either to the rear or front of any side elevation



Architectural Styles



Prairie Craftsman



Okanagan Modern



Farmhouse Modern



Arts & Craft



Landscape Guidelines

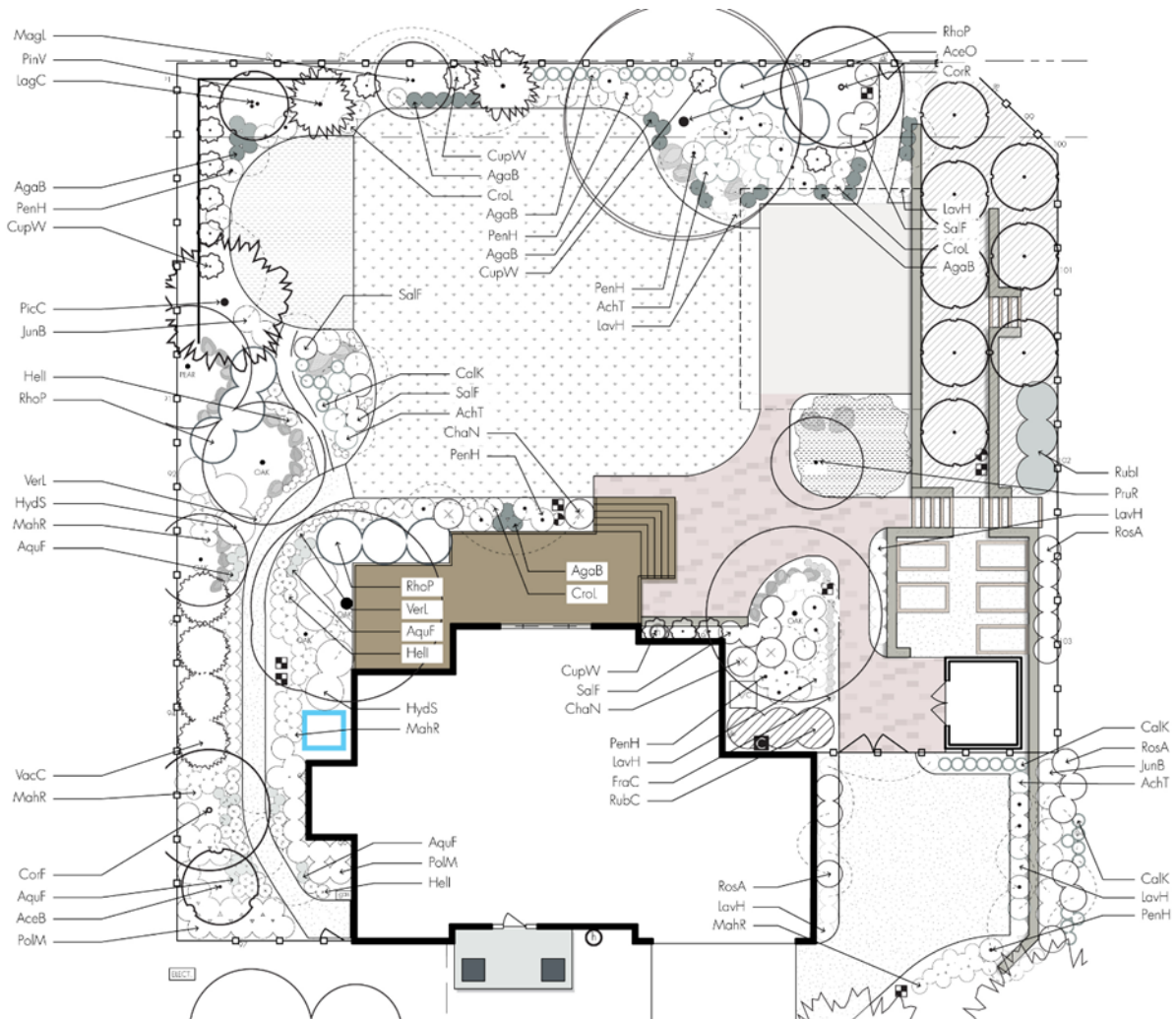
General Landscape Design Guidelines

Each home owner is responsible for all landscaping of front, back and side yards. The landscape should be planned and designed to enhance the overall character of neighbouring properties. The Landscape Design Consultant will review each submission to ensure that all aspects of the landscape plan conform to the Landscape Guidelines. Once the plan is approved, the landscape construction can commence.



(Retaining walls, pools, ponds, waterfalls, patios, decks, pathways, arbors, pergolas, gazebos, and other structures/features)

- Placement of all Hardscape areas must be illustrated on the landscape plan
- All structures require approval prior to any construction. A drawing that includes all measurements as well as a description of finishing materials, must be submitted with the landscape plan
- Additional parking for cars, boats, utility trailers, recreational or construction vehicles is not allowed



Landscape Plan



Softscape

(Trees, shrubs, perennials, grasses, groundcovers)

- The landscape plan should be “Planned and Designed” to promote water conservation measures. The landscape plan must include a plant list describing all plant material. The following minimum sizes for plant materials shall apply to all landscaping areas:
 - * Street trees (planted by the Developer): 70mm caliper measure, .5m above the root ball
 - * Ornamental Trees: 50mm caliper measure, .5m above the root ball
 - * Shrubs, Grasses, Perennials, Groundcovers: 2-gallon container
 - * The builder is also required to plant a minimum of one ornamental tree. The location of this tree is at the discretion of the builder, but it must be within the front yard. Corner lots are required to have a minimum of one accent tree in the front yard, and two accent trees in the flanking yard
 - * Landscape along the street frontage is to extend to the existing sidewalk or street curb edge.
- Placement of all plant material must be illustrated on the landscape plan
- A list of mulches and rock should be included
- Appropriate Plant Selection using a variety of native plants can help conserve water while creating a colourful and low maintenance yard. The use of plant materials that are drought tolerant and native to the Central Okanagan area is strongly encouraged
- Groupings of plants are preferable to scattered specimens and the best impact will be achieved where masses of the same species are used
- All trees used in the landscape must not exceed the maximum mature height of 6.0 m. Careful consideration shall be given to both the height and placement of trees in rear yards, to protect all view corridors between adjacent properties
- If a tree or any portion of it grows to a height taller than the guidelines allow, the Developer may have it removed without permission and at the expense of the Owner
- Small “Practical Turf Areas” can be incorporated successfully into the landscape. All grass areas must be sod and not seeded. Artificial turf is not allowed

Side Lot Landscaping

- Driveways shall not be placed directly along any property line. There must be a minimum of 1.0 m (3.3 ft) soft landscape provided between the property line and the driveway





Front Feature

- Each street front yard requires a front feature which is to be located at the street front property line. The front feature is to be lighted and include the house numbers
- Front yard hedges or fences are strictly prohibited. Courtyard walls will be permitted, but must be less than 1.2 m (4 ft) in height and must complement the architectural style of the building



Landscape Lighting

- Landscape lighting is encouraged but must be low voltage
- All landscape lighting should provide “down lighting” and should be placed with consideration for neighbouring properties.
- Landscape lighting fixtures are not permitted to be more than 1.2m (4 feet) above finished grade.

Fencing

- Only fencing chosen for Lone Pine Estates will be permitted for use and must be approved by the Landscape Design Consultant prior to installation
- Allowed fencing for side and rear yards can be black ornamental iron, or black powder coated chain link
- Fences of similar aesthetic appearance may be considered on a lot by lot basis
- Maximum height for all fencing is 1.5 m (5 ft)

Hedges

The use of “cedars” for hedging is discouraged because of the extreme water requirements.

Retaining Walls

- All retaining walls are to be constructed of native stone or Basalite Valley Stone -Ebony
- Placement of all retaining walls must be within the property line
- Retaining wall height is to be kept to a maximum of 1.2 m (4 feet) with a minimal horizontal landscape strip of 0.6 m (2 feet)
- All retaining walls should include backfill fabric and “Big O” weeping tile drainage.
- Retaining walls (if applicable) could be required to support built up (fill) or excavated (cut) earth. They are not normally a matter of joint responsibility for neighbours because a retaining wall is usually of more benefit to one neighbour, typically the higher elevated home (uphill property)
- The construction and maintenance of a retaining wall is the responsibility of the property owner whose land the retaining wall benefits
- There may be circumstances where a retaining wall has been constructed on the boundary that retains fill on one property and cut on the neighbouring property. In these circumstances both neighbours will be responsible for the construction and maintenance of the retaining wall
- Where there is a dispute over whether the retaining wall benefits one or both properties, the services of a registered geotechnical engineer and/or surveyor may be required to make an expert determination



Lot Grading

- Consideration must be taken to ensure that all grading between neighbouring lots results in a comfortable transition and should be undertaken with the cooperation of the adjacent property owner(s)
- Individual lot grading, including drainage swales and retaining walls, must be confined to within individual lot property lines and must conform to the “**City of Kelowna Standards for Lot Grading and Retaining Walls**” and to the accepted lot grading plan for the subdivision

Irrigation

- All landscape areas must be irrigated
- “Efficient Irrigation” utilizing separate timed zones as well as the proper type of irrigation, for instance overhead sprayers for sod areas and drip lines for planting beds, will help to ensure that water usage is kept to a minimum
- “Use of Mulches” can assist in reducing the amount of water loss by cooling the root of the plant, reduce weed growth and help to control erosion. Organic mulch is preferred for planting beds. River rock may be used as mulch or ground cover. Lava rock, white or near white, blue granite, grey gravel and pink toned landscape rock is not acceptable
- The use of rain barrels is encouraged. Rain barrels, placed in rear yards only, may be used to supplement domestic water for watering of gardens, trees, shrubs and lawns
- All irrigation systems must be installed following The “**City of Kelowna Bylaw No. 10480**”, Landscape and Irrigation Water Conservation, which applies to all new homes as well as newly renovated landscape construction
- A copy of the approved application for Irrigation Approval (City of Kelowna) is required to be sent along with your landscape plan
- All landscapes require care and “Appropriate Maintenance” such as regular weeding, proper pruning, a well-maintained irrigation system and prudent use of fertilizers will all help to reduce water use promote healthy and proper growth of all plants



Architectural and Landscape Design Approval Process

1	Homeowner (Builder) receives Architectural and Landscape Design Development Guidelines after submitting a \$10,000 compliance deposit at lot closing.
2	Homeowner retains services of professional architectural and landscape designers to prepare the required architectural and landscape design submittals.
3	Prior to applying for preliminary approval to construct a home the Homeowner/Builder/Designer may arrange a concept meeting with the Architectural Consultant to review existing site factors.
4	Homeowner/Builder/Designer submits preliminary drawings for architectural review.
5	Architectural Consultant reviews and comments on drawings within fifteen (15) business days.
6	After receiving preliminary comments from the Consultant, the Homeowner/Builder/Designer undertakes changes to the plans, if any, and resubmits for final approval complete with House Plan Application Form to the Architectural Consultant.
7	After receiving final approval from the Architectural Consultant, the Homeowner/Builder/Designer may apply for building permit and proceed with construction.
8	Homeowner or Designer prepares landscape design and submits for final approval to the Landscape Consultant.
9	Landscape Consultant reviews and comments on drawings within fifteen (15) business days.
10	After receiving final approval from the Landscape Consultant, the Homeowner or Builder may proceed with construction.
11	Upon completion of construction, Homeowner submits Compliance Deposit Form to Developer for refund.
12	Architectural and Landscape Consultants perform site inspections and inform of any deficiencies to Homeowner, or if approved inform the Developer to process refund.
13	If deficiencies need to be preformed, the homeowner must complete and then resubmit the compliance deposit form to the Developer. Consultants must re-inspect until all deficiencies are approved to process the refund. Once approved, the Consultant informs the Developer.



HOUSE PLAN APPROVAL APPLICATION

Owner Name: _____

Address: _____

Telephone: _____

Email Address: _____

Builder Name: _____

Builder Email Address: _____

Lot No.: _____ Plan No.: _____

Civic Address: _____

Ground Floor Area: _____

PRELIMINARY DESIGN APPROVAL

Date: _____

Consultants Comments: _____

SUMBISSION FOR CONSTRUCTION APPROVAL

☐ SITE PLAN

☐ FLOOR PLANS

☐ ELEVATIONS

☐ SECTIONS

☐ SITE ELEVATIONS

☐ FINISHED FLOOR ELEVATIONS

☐ LANDSCAPING PLAN

☐ SECURITY DEPOSIT

EXTERIOR FINISHES

FINISHES	MATERIAL	SIZE	COLOUR	COMMENTS
Roof				
Front Walls				
Rear Walls				
Side Walls				
Fascia				
Soffit				
Gutter/Down Spout				
Front Door				
Garage Door				
Retaining Walls				
Windows				
Trim				

Consultants Comments: _____

Submitted by: _____

Received by: _____

Preliminary Design Approved by: _____

Final Design Approved by: _____

Date: _____

Date: _____

Date: _____

Date: _____

LANDSCAPE APPROVAL APPLICATION

Owner Name & Address:

Telephone:

Email Address:

Civic Address of Lot:

Contractor:

Contact Name:

Contact Email:

Contact Phone:

REQUIREMENTS

A FULL SCALE, professionally prepared plan on one complete layout, for all areas of the entire lot that indicates the following:

Plant legend listing all:

- ☐ Trees
- ☐ Shrubs
- ☐ Perennials
- ☐ Grasses
- ☐ Groundcovers

Landscape materials:

- ☐ Mulch
- ☐ Rock
- ☐ Other _____
- ☐ Location of all plant material
- ☐ Location of grass areas

Location and description of:

- ☐ Ponds
- ☐ Waterfalls
- ☐ Water features
- ☐ Hardscape

- ☐ Front feature
- ☐ Landscape lighting
- ☐ A copy of the Approved Irrigation Application, City of Kelowna Bylaw No. 10480

Consultants Comments:

Submitted by: _____

Date: _____

Approved by: _____

Date: _____



COMPLIANCE DEPOSIT RELEASE FORM

Home Owner Name: _____ Phase #: _____ Lot #: _____

Civic Address: _____ Prov: _____ PC: _____

Email Address: _____

Phone #: _____ Cell #: _____

I hereby certify that I have completed construction of my home and landscape in accordance with the plans approved by your architecture and landscape consultants.

At this time, I would like to request a final inspection of both my home and landscape.

Submitted by: _____ **Date:** _____

If approval is granted, the compliance deposit will be released within 10 business days of receipt of approvals.

For office use only

Architectural Approval Received

Date: _____

Landscape Approval Received

Date: _____

Refund Cheque Processed

Date: _____

Cheque #: _____