



OVERALL COMMUNITY ARCHITECTURAL GUIDELINES

A PROJECT BY



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540 Leon Avenue, Kelowna, BC, V1Y 6J6

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COMPILED REVISION – FEBRUARY 2014

1.0 BLUESKY AT BLACK MOUNTAIN DESIGN THEME SUMMARY

The objective of these Architectural Guidelines is to establish exterior design standards for the construction of all homes in the BlueSky at Black Mountain Community. In addition; the Architectural Guidelines will serve as the basis of the controls on any exterior development of the residences in the future.

The BlueSky at Black Mountain Community Architectural Guidelines are focused on providing neighbourhood specific objectives. As such this document must be read in conjunction with the Architectural guidelines specific to your neighbourhood (i.e.: The Meadowlands, The Fairways, The Uplands, and The Highlands.). Builders, Landscape Contractors and new Home Owners will benefit from the guidelines, and it is therefore the Builders responsibility to give these Guidelines to all new home buyers and landscape contractors and any related subcontractors.

In order to promote and maintain a high standard of construction at Bluesky at Black Mountain Community, all homes constructed in BlueSky at Black Mountain Community will be constructed by those builders whom have been previously approved by the Developer, without exceptions

The main areas of focus in developing the Guidelines are as follows:

1. The placement of dwelling on the site to ensure proper utilization of the land and compatibility with surrounding units.
2. Styling and type of dwelling to ensure compatibility with surrounding units.
3. Compatibility of exterior finishes and coordination of colour relationships.
4. Compatibility of lot grading and drainage requirements within the lot.

It has been determined that a “Contemporary Craftsman Style” is appropriate for the Bluesky at Black Mountain Community and as such we have developed a list of approved design elements that we feel are supportive of the Craftsman Theme. Additionally, we have provided several design images in this document to assist you in better understanding the required design direction.

OVERALL THEME: CRAFTSMAN OR CONTEMPORARY CRAFTSMAN BLEND

Description	Approved Design Elements	Design Elements to be Avoided
1. Siding and Exterior Walls	Hardiplank, Textured (Slopdash) Stucco, Painted cedar shingles in horizontal alignment, Board Batten painted. Smooth acrylic stucco is acceptable. Staggered (irregular alignment) shingles. Three exterior treatments on front only.	Unpainted natural wood siding (or shingles), Vinyl siding, Vinyl shingles, Scalloped shingles, Bricks.
2. Cultured Stone Siding	Casual rock veneers such as: Field Stone, Irregular Ledge stone, River Rock, Cobblefield, Driftstone, Waterwash, Splitface, Mountain, Stone, and Canyon Stone. Pro-Fit (shaved) Ledge stone.	Formal, Victorian, metallic or polished veneers such as: Castle Stone blocks, , Stream Stone, Brick, Coral Blocks, Flagstone, Corner "Quoin Block" trim stones.
3. Siding Colours	Rich earth tones, Muted colours (sample boards to be provided by Builder). Hardiplank or approved equal.	White, black, light pastels, bright colours.
4. Roofing	<i>Minimum</i> slopes 7:12 for most of roof, (areas of 5:12 with substantial eaves acceptable) (all roof slopes including some flat sections will be considered), for most of roof, flat slate tiles, fibreglass shingles, Cedar shingles or shakes, Colours: Dual-tone Flecked shingles in deep neutral colours such as: Charcoal, Grey/Brown, Slate.	Mediterranean tiles. Colours: Light colours, non-neutral colours, bright colours, monotone shingles, Midnight Black.
5. Trims & Soffits	Simple, bold trims (painted or dark-stained) such as: 3-D fascia and frieze boards, 3-D Gables, exposed trusses, braces, corbels, wrought iron on front elevations. All four elevations to be trimmed. Dark stained natural wood acceptable. Wood and rock trims are acceptable as well as wood soffits. Also, acceptable is aluminum soffits. Light accent colors could be considered.	Fancy, dainty, Victorian, Tudor, Colonial, gingerbread fretting, natural light wood stains, rock window trims.
6. Windows	Divided windows, arched windows with arched shutters, flower boxes, sill braces (corbels). Graphics to be provided. Light colours to be considered.	Modern windows, brass muntin, formal Colonial windows, light or medium stained natural wood.
7. Entries	Bold entries with pillars, multi-pillars, natural wood pillars and doors, natural wood decks, some rock element, wood or wrought iron railings. Hardiplank or approved equal, or stucco pillars, and aluminum railings.	PVC decks, Victorian railings, glass parapets, gingerbread fretting, MDF, Stucco pillars. Front glass railings will be allowed if framed with appropriate wood detailing.

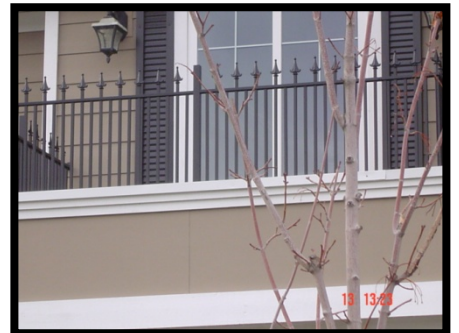
8. Garages:	Double garages with split doors, Single double-wide doors with vertical split appearance, "traditional" window lites, natural wood allowed. Double-wide all-panel doors. Over-height RV doors may be considered if appropriately “massed” into the home facade.	Double-wide all-panel doors.
9. Fencing:	Side & Rear Yard Only. Style specified (see neighbourhood specific guidelines).	Chain Link, PVC, etc. Front yard fencing.
10. Massing:	Building pocket width (zoning envelope frontage) to be filled to a minimum width of 40 ft. (All homes to have a significant portion of the allowable zoning envelope frontage dominated by the front home elevation.	Front elevation dominated by either garages or large parking areas.
11. Landscaping	Front yard to be irrigated & sodded on both sides of driveway, with two trees, dense shrubs and flower beds in raised beds. Drought tolerant planting encouraged.	Sod only.

The BlueSky at Black Mountain Community includes a variety of individual neighbourhoods.

Each neighbourhood while complimentary with the overall community vision has its own unique individual architectural character. As such, neighbourhood’s specific architectural guidelines have been developed.

These specific neighbourhoods must be read in conjunction with this document.

CONTEMPORARY CRAFTSMAN DESIGN IMAGES



CONTEMPORARY CRAFTSMAN DESIGN IMAGES



CONTEMPORARY CRAFTSMAN DESIGN IMAGES



3.0 DESIGN REVIEW PROCESS

3.1 DESIGN REVIEW CONSULTANT

A Design Review Consultant has been appointed by the Developer to ensure that your home building experience is successful and compatible with these guidelines.

To ease you through the design and construction process, the developer has created a "Design Review Process" that will be lead by the appointed Design Review Consultant.

3.2 SUBMISSIONS

All submissions to be forwarded to:

MMM Group Limited
540 Leon Avenue
Kelowna, BC, V1Y 6J6
Attention: Don Ferguson
Telephone: (250) 862-3600
Fax (250) 862-4849
Email: FergusonD@mmm.ca

3.3 DAMAGE AND COMPLIANCE DEPOSIT

A refundable compliance deposit is due to the developer prior to the commencement of construction.

3.4 PRELIMINARY REVIEW SUBMISSION (8½' X 11")

The Builder shall submit (in digital Adobe PDF format), drawings, a colour sample sheet for all exterior finishes (including a list of all product names and specific style and colour reference) and other information as required to the Design Review Consultant for approval:

One 8½" x 11" copy of a plot plan (at 1/16" = 1 foot) with the following information indicated:

- a) Zoning Setbacks (building envelope / building pocket),
- b) lot corner elevations,
- c) house footprint location within the building envelope,
- d) RV parking location if provided,
- e) the driveway location,
- f) A front elevation indicating the architectural character of the house, including exterior materials.
- g) Garage Protrusion is 10' maximum from front porch support beams, or front walls,
- h) Anticipated retaining wall requirements,
- i) Copy of site engineers lot plan,
- j) Colours may be reserved at this time,

Upon receipt of a Preliminary Approval application, a discussion with the Design Review Consultant will be arranged to review the proposal and identify deficiencies to be addressed.

3.5 FORMAL SUBMISSION

Once the Design Review Consultant has granted preliminary approval, the builder shall prepare a full design submission for the Design Review Consultant's review and approval. The submission (again to be in Adobe PDF digital format) will include the following:

One set of 8½" x 11", or 11" x 17" drawings containing the following:

- a) position of the house on the Lot,
- b) a typical cross section indicating the final setting of the house on the Lot and its relationship to the facing street,
- c) position of statutory rights of way, easements and covenants (such as no disturb areas) etc.,
- d) position of accessory buildings, fences, pools, retaining walls, etc.,
- e) driveways and walkways; all driveway locations must conform to Civil Engineers plan as provided by developer,
- f) grades and slopes,
- g) floor plans showing all levels,
- h) elevations illustrating all sides of the house,
- i) garage floor and first floor finished elevation relative to the site datum,
- j) exterior materials and colours,
- k) confirmation of guideline specified roof material,

3.6 COLOUR SAMPLES

A colour sample sheet must be submitted to the Design Review Consultant. Colour chip name and code # from General Paint, Cloverdale Paint or Benjamin Moore must be specified for each material. Roof material Manufacturer and Style Name will be required. The colour selections may be submitted at time of full design submission or once selected by a purchaser. Early reservations are also permitted. Approvals granted without the colour sample sheet will be contingent on the subsequent approval of the colour sheet.

3.7 FRONT YARD LANDSCAPE AND REAR YARD FENCING PLAN

A detailed plan showing the position of all buildings on the lot and detailing the location and materials of all fences, retaining walls and landscaping is required. A list showing quantities, species common names and sizes of proposed plant materials shall be attached – all elements to be shown on the plan.

The plan must also show the location and materials of all landscape elements including driveway, patios, paths, swimming pools, accessory structures, etc.

The landscape plan may be submitted at time of full design submission or prior to commencement of landscape construction.

Approvals granted without the detailed landscape plan or colour selections will be contingent on the subsequent approval of the detailed landscape plan and colours.

3.8 APPROVAL

The Design Review Consultant shall, within five (5) working days of receipt of the full and complete design submission, make a decision at its absolute discretion to approve or disapprove the plans submitted.

The Design Review Consultant may, before making a final decision, communicate any changes desired to the Builder.

It is hereby expressly declared that the Design Review Consultant may arbitrarily withhold approval in the event that said plans and specifications are not drawn and stated in strict accordance with the mandatory development controls.

The refusal or failure of the Design Review Consultant acting in accordance with the terms of this Guideline shall not be actionable by any person under any circumstances, it being the sole discretion of the Design Review Consultant to grant or withhold said approval subject only to the provisions herein stated.

The Builder may appeal a decision of the Design Review Consultant to the Developer, whose decision shall be final.

3.9 CONSTRUCTION TIMING AND COMPLETION REQUIREMENTS

Owners will have six months from issuance of building permit to complete the house exterior and one year from date of building permit to complete house construction.

Owners will have a period of six months from date of approval of completed home construction to request inspection of the completed landscape works.

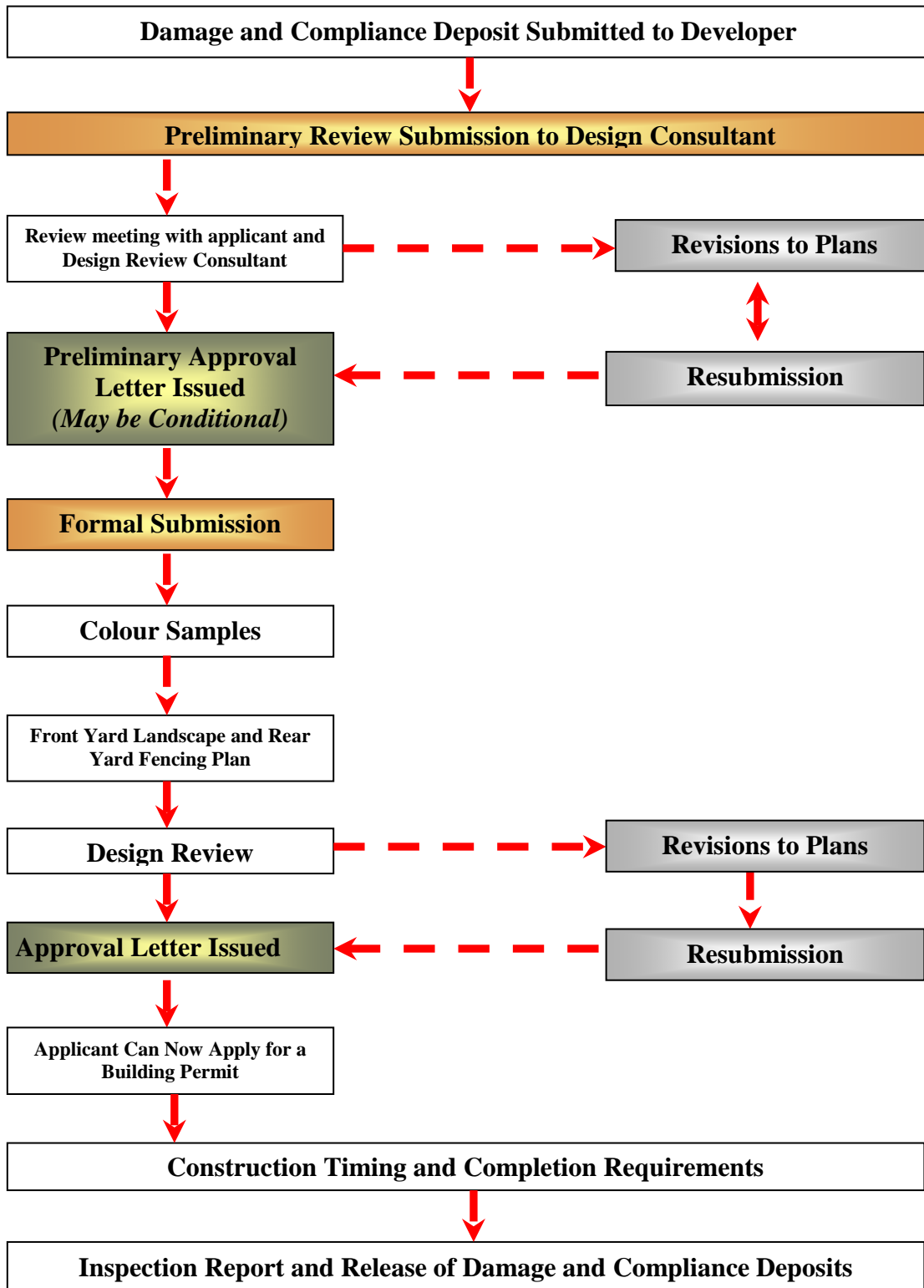
3.10 INSPECTION REPORT AND RELEASE OF DAMAGE & COMPLIANCE DEPOSIT

Requests for Inspection Reports are to be made, in writing to the Design Review Consultant immediately upon completion of home construction, and upon completion of landscaping. Failure to comply with the plans and other information as submitted and approved will result in the loss of the compliance deposit, without prejudice to any other remedies which may be available to the Developer.

3.11 DESIGN REVIEW PROCESS FORM

A "Design Review Process" form has been provided on the following page for your reference.

DESIGN REVIEW PROCESS FLOW



Submission Check List

The following submission check list has been provided for your information to ensure that a complete application package is submitted to the Design Review Consultant. This form will be used by the Design Review Consultant to determine compliance with the guidelines. Incomplete submissions will be rejected. Design Review fees may be charged if multiple submissions occur.

Lot No		Date	
Owner		Home Designer	
Builder		House type & Main Floor Area	

Preliminary Site Plan Review – 8 ½” x 11” Scaled Plans (PDF accepted)

Lot Corner Elevations		Foundation Location on Lot	
Zoning Setback on Lot		Garage Protrusion - Maximum from Porch	
Driveway Location (per Engineers Plans)		Front Elevation Craftsman Theme	
R.O.W., Easements, Covenants		Main Entry Floor height Above Curb Center:	
House Off-Set for RV Storage		Max. Roof Height Above Main Entry Floor	
Side yard Retaining Wall Requirements		Site Engineers, Site Grading and Lot Plan	

Formal Submission – 8 ½ “x 11” Scaled Plans (PDF accepted)

Resubmission of Site Plan with Additional Information.

House Design Information

Main Floor Area		Floor Plans	
Total Floor Area		Home Elevations	
Paneled Garage, 2 Bay		Roof Design - Slope & Overhang Widths	
Front Porch		Concrete Driveway	
Front Trim		Front Door Transom & Sidelights	
Front Materials and Side Returns		Side & Rear Trim	
Corner Lot Treatment		Cross Section of Home	

Architectural Finishes

Exterior colours/Sample Board &/or Coloured Elev.		Cultured Stone Style	
Shingles		Natural Wood Trims	
Wall Material and Colours		Soffit Material Colour	
Fascia Colour		Gables Material & Colour	
Band Boards Colour		Decorative Trims	
Front Door Colour		Other	

Landscape & Fencing Plan

Boulevard Tree Location Relative to Lateral Service, Driveway & Lot Lines		Approved Site Plan With Intended Planting Plan	
		Shrubs: List Quantity & Size	
Corner Lot Side yards Planted		Fencing, Height & Material	
Front Yard Soding		Front, Corner Sides and Boulevard Irrigation	

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