

# NORTH CLIFTON ESTATES

Architectural | Landscape Architectural Design Manual

|            |                                       |    |             |  |    |
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### 1.0 EXECUTIVE SUMMARY

Set among the native Ponderosa Pine grassland hillside overlooking Okanagan Lake, North Clifton Estates offers modest sized lots supporting single family homes. The area offers a quiet atmosphere with access to a range of passive recreation activities through the use of a park and trails on site, as well as in the surrounding area. Convenient access to Kelowna's downtown core is also a defining feature of North Clifton Estates.

The site is situated on a topographic ridge separating the Glenmore Valley from Okanagan Lake. Ponderosa Pine, Bluebunch Wheatgrass, and Fescue dominate the natural, undisturbed areas surrounding the residential lots.

The western most boundary of North Clifton Estates is adjacent to the Okanagan Lake shoreline. The shoreline provides an array of social and environmental benefits including passive recreation pursuits, natural amenity areas for area residents, and natural habitat for various aquatic and terrestrial species.

The streetscape rhythm of the site will be designed to allow for stepped building frontages and architecturally standardised address markers and lighting standards. The streetscape treatment strengthens the rhythm by use of bold swaths of ornamental grasses and perennials, with regularly spaced street trees.

The architectural approach utilises clean and contemporary forms in a layered manner together with a mix of natural materials and colour, which will guide the interface between interior and exterior, creating an easy relationship with the similarly layered and textured landscape.

This Design Manual sets down building and aesthetic controls which will enhance the built form and environment, improving both lifestyle as well as property values. It also takes account of the private open spaces between buildings which are extensive and will be landscaped to soften and integrate buildings within the site.

These controls are to be understood on the basis that their intent is to protect the individual asset of each owner and the greater community as a whole and are to be enforced by those who are subject to them.

### 2.0 INTRODUCTION

In general the intent is to define the "scale, proportion, height and range of materials" of the houses (encourage use of verandas, decks, and cantilevered roofs) as a means of layering the buildings and strengthening the connection between indoor and outdoor spaces. A simple and clear set of principles, guidelines and controls have been formulated to achieve this.

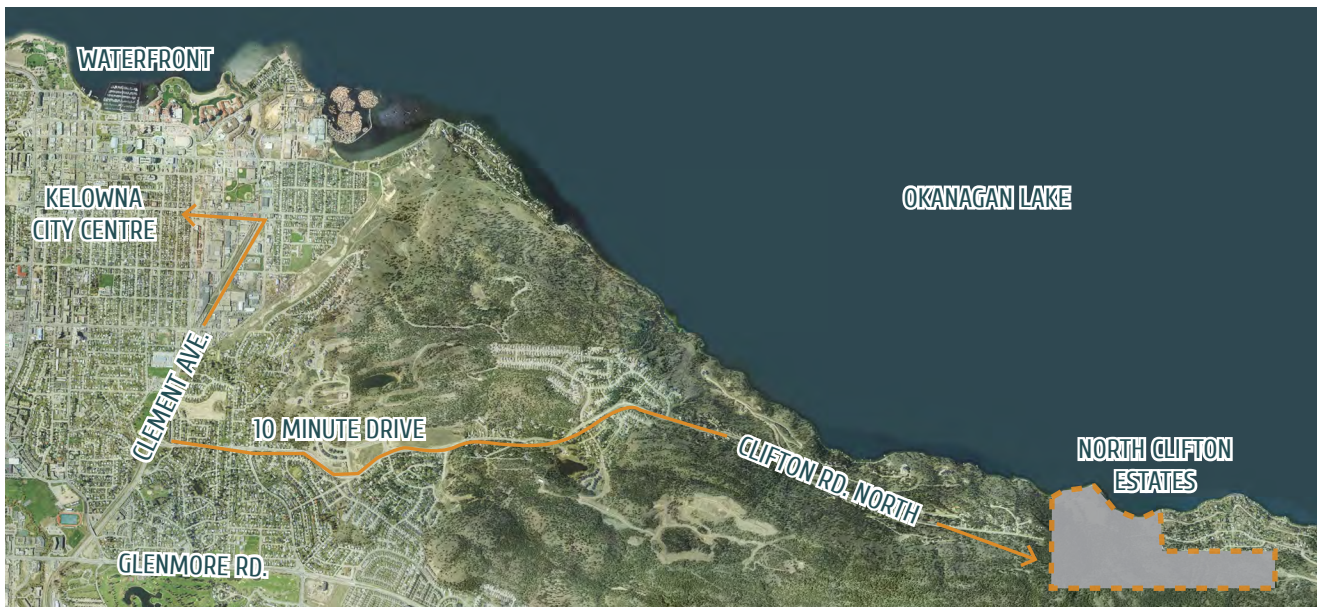


Image 1 | Urban Context Map

The emphasis is on unity, symmetry and harmony in an appropriately scaled manner. Simple rectangular forms, refined and robust details, as well as controlled scale and proportion are intended in order to achieve a unified architecture appropriate to this setting.

All buildings must comply with the guidelines and controls set out in this manual in addition to the City of Kelowna's 'Zoning Bylaws', 'Subdivision, Development & Servicing Bylaws', 'Hillside Development Guidelines' and the BC Building Code. The development and project team will ensure that the spirit and intent of the design manual is maintained throughout the development process.

### 3.0 SITE INFORMATION

North Clifton Estates is located on Clifton Road North. Access to passive recreation activities such as hiking, cycling, swimming, kayaking, fishing and observing wildlife is abundant in the healthy hillside grassland environment.

A ten minute (9km) drive will bring you to Kelowna's downtown core which boasts a magnificent waterfront, Cultural District, and Packing House District. The site is also only ten minutes from amenities (including grocery

stores, restaurants, medical and dental services), and twenty minutes from the Kelowna International Airport.

The site is situated on a west facing native Ponderosa Pine grassland slope with Okanagan Lake views to the north-west. Regional climate is considered to be humid continental, with dry, hot summers and cold, cloudy winters. North Clifton Estates is set between Okanagan Lake and Knox Mountain. The lake and hills have a moderating effect on the winter climate.

## 4.0 DESIGN FRAMEWORK

### 4.1 UNIT DESCRIPTIONS

- North Clifton Estates offers contemporary building opportunities with accredited builders.
- Each site has a specific "building envelope". No building work may take place outside the building platform.
- Each and every dwelling shall be subject to a maximum total floor area, excluding basements.
- Development variance applications will not be supported by the Developer.



Image 2 | Phase 1 Site Plan



Images 3 - 10: Character Precedents

## 5.0 BUILDING LIMITATIONS

### 5.1 LOT CONDITION

It is a pre-requisite to lot purchase and commencement of construction, that the Applicant (lot owner, developer, builder, designers etc.) accepts all existing site conditions of the lot, including gradient conditions, surface overburden conditions and all sub-surface conditions including but not limited to the existence of rock, either fractured or un-fractured, as well as any un-natural sub-surface fill material and any organic deposits.

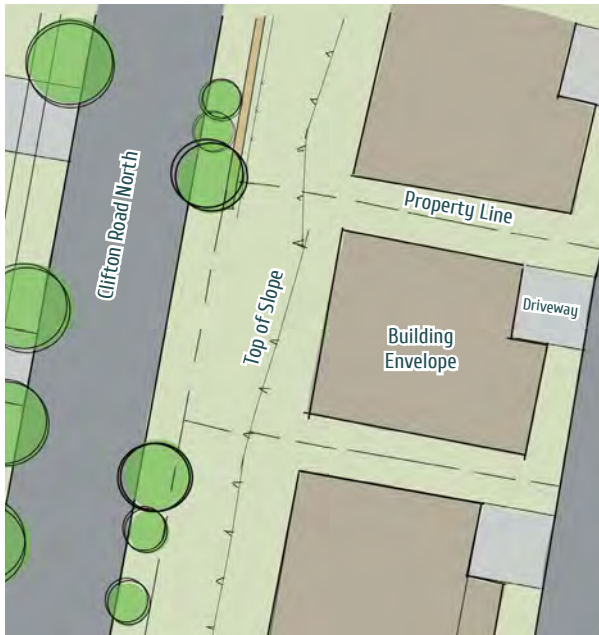


Image 11 | Typical Lot Plan

### 5.2 BUILDING FORMS

The basic building forms are to be “clean and contemporary” taking the form of lean-to roofs abutting flat roofed components. Whilst there are limitations on decks and cantilevers in terms of area, the “layering” of the building with single and double storey decks is encouraged.



Image 12 | Street Elevation

### 5.3 BUILDING ALIGNMENTS

Buildings are to follow the natural topography of the site and are permitted to sit askew to their common boundaries to provide variation along the streetscape, but must still fall within the building envelope.

### 5.4 BUILDING DESIGN REPETITION

Exact replication of the exterior elevation of any approved house within the adjacent visible street frontage will not be permitted. Street frontage setbacks are to vary between adjacent lots to further break up the streetscape and allow for landscaping and increased separation between lots. Buildings must still be sited within the building envelope.

### 5.5 BUILDING SIZE

Coverage is dealt with in terms of the City of Kelowna zoning regulations associated with the sub division application and will be limited by the total building floor area allowances in Table 1 (see pages 6 - 7). The building lines are subject to compliance with the general provisions of the building envelopes.

### 5.6 BASEMENTS

Basements are permitted in all cases provided they do not alter the grades as set out on the lot plan. They are in no way to affect adjoining ground levels by lowering them to achieve natural light. The design and execution of basements is the entire responsibility of the home owner, including confirming utility service elevations and underlying rock depth.

### 5.7 BUILDING ENVELOPE

In order to achieve a street frontage rhythm within the development, building platforms have been set in place. All buildings are to be constructed within these envelopes – these positions are binding and not negotiable. Driveway letdown positions have been determined on the individual lot certificate drawings, together with datums and may not be altered. Garages however do not have to be directly in front of the letdowns and are encouraged to not be the prominent element of the building.

## 5.8 BUILDING HEIGHTS

In order to limit the vertical scale of the buildings and preserve the views within the development, maximum building heights have been defined in relation to the street / lane where lot access occurs and are listed in Table 1 see pages 6 - 7. See diagrammatic cross sections below for the design intent that these limits seek to achieve.

## 5.9 BUILDING FRONTAGE

Parking is only permitted in driveways in front of garages or carports. No additional parking stalls are permitted within front yard landscaping. Driveway letdowns are fixed and may not be moved.

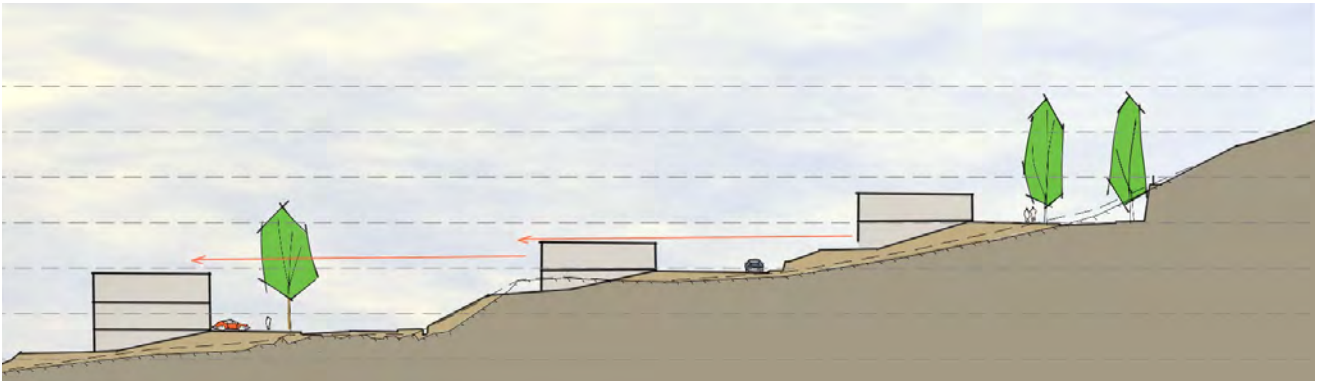


Image 13 | Cross Section A / A - see Image 2, Page 2

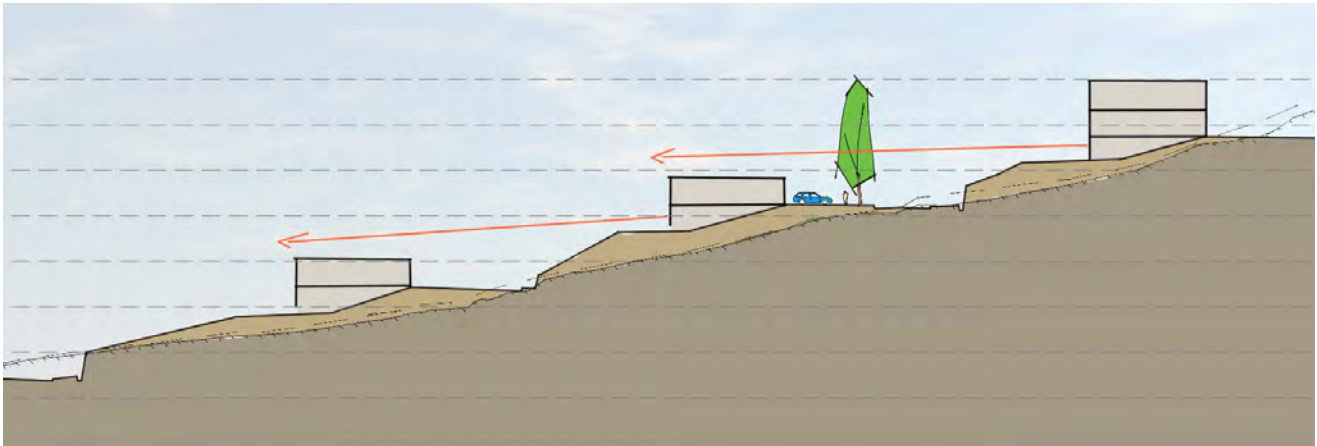


Image 14 | Cross Section B / B - see Image 2, Page 2

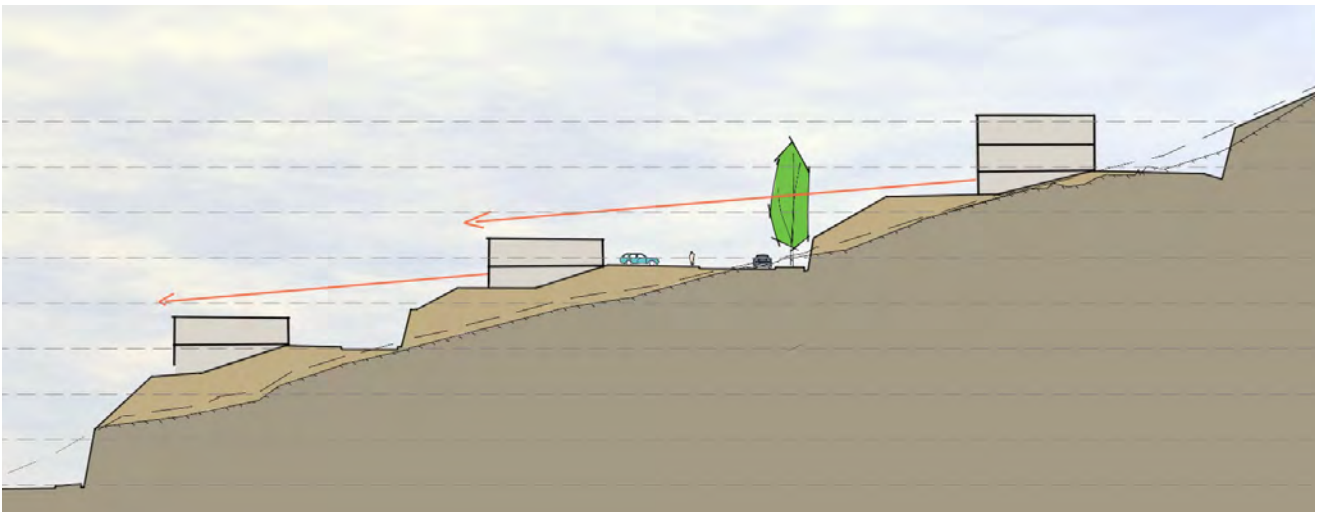


Image 15 | Cross Section C / C - see Image 2, Page 2

### 5.10 LOT CRITERIA (1/2)

The following table relates to the lot characteristics and allowable home area and height. Where the requirements of the most current City of Kelowna RU1H Zoning Bylaw, are more restrictive they shall take precedence over information provided in this table.

|        |  |        |   |
|--------|--|--------|---|
| Lot 1  | Lot Area - 16042 sq ft<br>Building Envelope - 8703 sq ft<br>Maximum Home Area - 8021 sq ft<br>Maximum Height - 2 storeys   | Lot 12 | Lot Area - 8038 sq ft<br>Building Envelope - 3547 sq ft<br>Maximum Home Area - 3547 sq ft<br>Maximum Height - 1 storey  |
| Lot 2  | Lot Area - 9720 sq ft<br>Building Envelope - 5334 sq ft<br>Maximum Home Area - 4860 sq ft<br>Maximum Height - 2 storeys    | Lot 13 | Lot Area - 9034 sq ft<br>Building Envelope - 4126 sq ft<br>Maximum Home Area - 4126 sq ft<br>Maximum Height - 1 storey  |
| Lot 3  | Lot Area - 8048 sq ft<br>Building Envelope - 4372 sq ft<br>Maximum Home Area - 4024 sq ft<br>Maximum Height - 2 storeys    | Lot 14 | Lot Area - 9605 sq ft<br>Building Envelope - 4532 sq ft<br>Maximum Home Area - 4532 sq ft<br>Maximum Height - 1 storey  |
| Lot 4  | Lot Area - 6889 sq ft<br>Building Envelope - 3549 sq ft<br>Maximum Home Area - 3445 sq ft<br>Maximum Height - 2 storeys    | Lot 15 | Lot Area - 9387 sq ft<br>Building Envelope - 4059 sq ft<br>Maximum Home Area - 4059 sq ft<br>Maximum Height - 1 storey  |
| Lot 5  | Lot Area - 7224 sq ft<br>Building Envelope - 3136 sq ft<br>Maximum Home Area - 3136 sq ft<br>Maximum Height - 2 storeys    | Lot 16 | Lot Area - 8522 sq ft<br>Building Envelope - 3090 sq ft<br>Maximum Home Area - 3090 sq ft<br>Maximum Height - 1 storey  |
| Lot 6  | Lot Area - 19844 sq ft<br>Building Envelope - 4060 sq ft<br>Maximum Home Area - 4060 sq ft<br>Maximum Height - 1.5 storeys | Lot 17 | Lot Area - 7811 sq ft<br>Building Envelope - 3367 sq ft<br>Maximum Home Area - 3367 sq ft<br>Maximum Height - 1 storey  |
| Lot 7  | Lot Area - 13724 sq ft<br>Building Envelope - 5561 sq ft<br>Maximum Home Area - 5561 sq ft<br>Maximum Height - 1.5 storeys | Lot 18 | Lot Area - 7303 sq ft<br>Building Envelope - 3131 sq ft<br>Maximum Home Area - 3131 sq ft<br>Maximum Height - 1 storey  |
| Lot 8  | Lot Area - 7500 sq ft<br>Building Envelope - 4016 sq ft<br>Maximum Home Area - 3750 sq ft<br>Maximum Height - 1 storey     | Lot 19 | Lot Area - 7225 sq ft<br>Building Envelope - 3084 sq ft<br>Maximum Home Area - 3084 sq ft<br>Maximum Height - 1 storey  |
| Lot 9  | Lot Area - 6596 sq ft<br>Building Envelope - 2002 sq ft<br>Maximum Home Area - 2002 sq ft<br>Maximum Height - 1 storey     | Lot 20 | Lot Area - 9888 sq ft<br>Building Envelope - 3664 sq ft<br>Maximum Home Area - 3664 sq ft<br>Maximum Height - 1 storey  |
| Lot 10 | Lot Area - 6938 sq ft<br>Building Envelope - 2572 sq ft<br>Maximum Home Area - 2572 sq ft<br>Maximum Height - 1 storey     | Lot 21 | Lot Area - 11893 sq ft<br>Building Envelope - 4984 sq ft<br>Maximum Home Area - 4984 sq ft<br>Maximum Height - 1 storey |
| Lot 11 | Lot Area - 7319 sq ft<br>Building Envelope - 3480 sq ft<br>Maximum Home Area - 3480 sq ft<br>Maximum Height - 1 storey     | Lot 22 | Lot Area - 6945 sq ft<br>Building Envelope - 3000 sq ft<br>Maximum Home Area - 3000 sq ft<br>Maximum Height - 1 storey  |

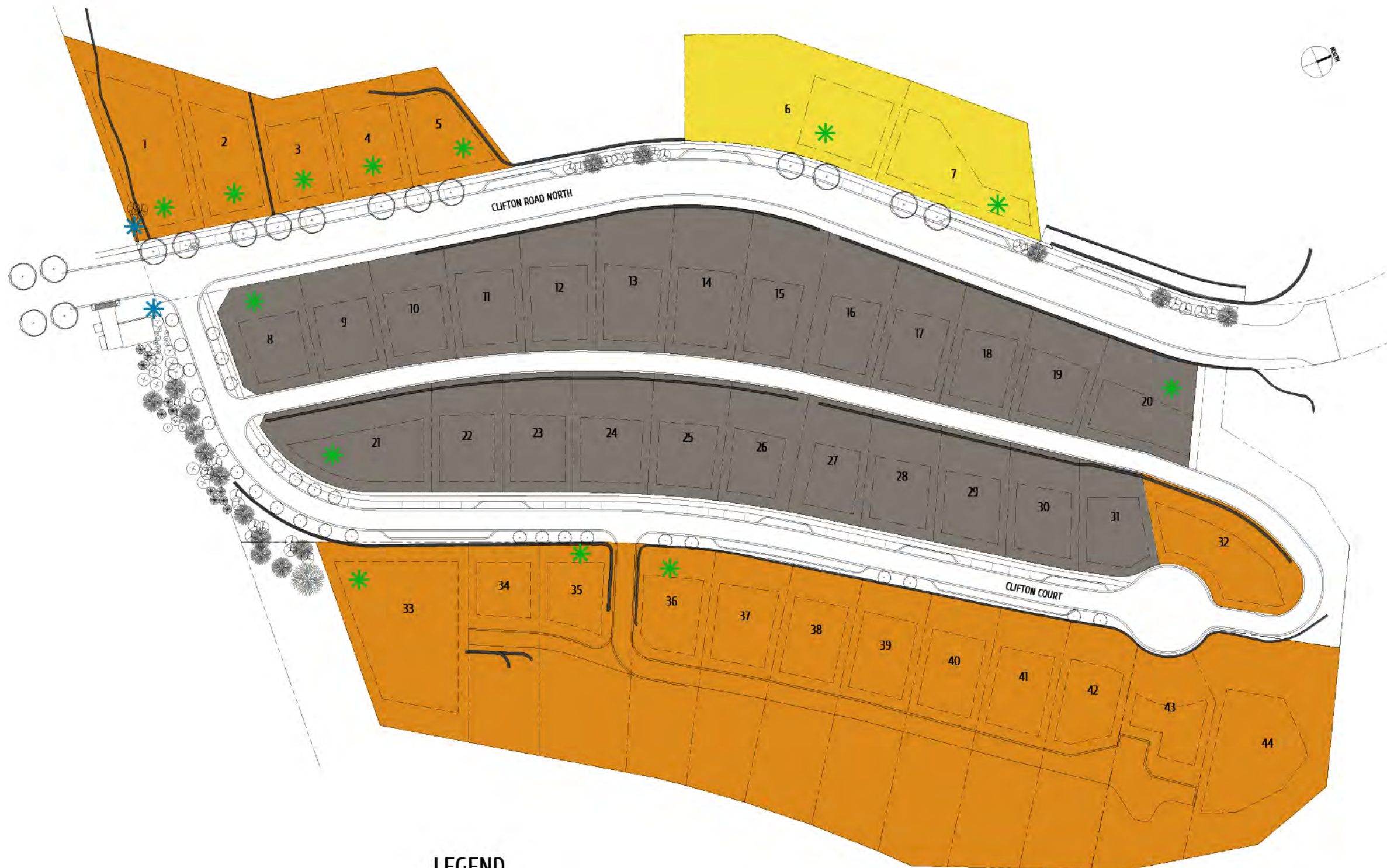
Table 1: Lot Criteria

### 5.11 LOT CRITERIA (2/2)

|        |  |        |   |
|--------|--|--------|---|
| Lot 23 | Lot Area - 7290 sq ft<br>Building Envelope - 2949 sq ft<br>Maximum Home Area - 2949 sq ft<br>Maximum Height - 1 storey   | Lot 34 | Lot Area - 10779 sq ft<br>Building Envelope - 2376 sq ft<br>Maximum Home Area - 2376 sq ft<br>Maximum Height - 2 storeys  |
| Lot 24 | Lot Area - 8100 sq ft<br>Building Envelope - 3234 sq ft<br>Maximum Home Area - 3234 sq ft<br>Maximum Height - 1 storey   | Lot 35 | Lot Area - 12755 sq ft<br>Building Envelope - 3007 sq ft<br>Maximum Home Area - 3007 sq ft<br>Maximum Height - 2 storeys  |
| Lot 25 | Lot Area - 7749 sq ft<br>Building Envelope - 3065 sq ft<br>Maximum Home Area - 3065 sq ft<br>Maximum Height - 1 storey   | Lot 36 | Lot Area - 13803 sq ft<br>Building Envelope - 3459 sq ft<br>Maximum Home Area - 3459 sq ft<br>Maximum Height - 2 storeys  |
| Lot 26 | Lot Area - 7670 sq ft<br>Building Envelope - 2756 sq ft<br>Maximum Home Area - 2756 sq ft<br>Maximum Height - 1 storey   | Lot 37 | Lot Area - 12621 sq ft<br>Building Envelope - 3715 sq ft<br>Maximum Home Area - 3715 sq ft<br>Maximum Height - 2 storeys  |
| Lot 27 | Lot Area - 7071 sq ft<br>Building Envelope - 2648 sq ft<br>Maximum Home Area - 2648 sq ft<br>Maximum Height - 1 storey   | Lot 38 | Lot Area - 12241 sq ft<br>Building Envelope - 3602 sq ft<br>Maximum Home Area - 3602 sq ft<br>Maximum Height - 2 storeys  |
| Lot 28 | Lot Area - 7227 sq ft<br>Building Envelope - 2987 sq ft<br>Maximum Home Area - 2987 sq ft<br>Maximum Height - 1 storey   | Lot 39 | Lot Area - 11862 sq ft<br>Building Envelope - 3578 sq ft<br>Maximum Home Area - 3578 sq ft<br>Maximum Height - 2 storeys  |
| Lot 29 | Lot Area - 7110 sq ft<br>Building Envelope - 3001 sq ft<br>Maximum Home Area - 3001 sq ft<br>Maximum Height - 1 storey   | Lot 40 | Lot Area - 12358 sq ft<br>Building Envelope - 3591 sq ft<br>Maximum Home Area - 3591 sq ft<br>Maximum Height - 2 storeys  |
| Lot 30 | Lot Area - 6991 sq ft<br>Building Envelope - 3020 sq ft<br>Maximum Home Area - 3020 sq ft<br>Maximum Height - 1 storey   | Lot 41 | Lot Area - 11954 sq ft<br>Building Envelope - 3617 sq ft<br>Maximum Home Area - 3617 sq ft<br>Maximum Height - 2 storeys  |
| Lot 31 | Lot Area - 6606 sq ft<br>Building Envelope - 3190 sq ft<br>Maximum Home Area - 3190 sq ft<br>Maximum Height - 1 storey   | Lot 42 | Lot Area - 11910 sq ft<br>Building Envelope - 3556 sq ft<br>Maximum Home Area - 3556 sq ft<br>Maximum Height - 2 storeys  |
| Lot 32 | Lot Area - 10728 sq ft<br>Building Envelope - 4392 sq ft<br>Maximum Home Area - 4392 sq ft<br>Maximum Height - 1 storey  | Lot 43 | Lot Area - 14124 sq ft<br>Building Envelope - 2974 sq ft<br>Maximum Home Area - 2974 sq ft<br>Maximum Height - 2 storeys  |
| Lot 33 | Lot Area - 19223 sq ft<br>Building Envelope - 5425 sq ft<br>Maximum Home Area - 5425 sq ft<br>Maximum Height - 2 storeys | Lot 44 | Lot Area - 20974 sq ft<br>Building Envelope - 9163 sq ft<br>Maximum Home Area - 9163- sq ft<br>Maximum Height - 2 storeys |

Table 1: Lot Criteria

5.12 LOT CRITERIA PLAN



**NOTE:**  
High priority lots have been identified on the Lot Criteria Plan, these lots will be more scrutinized in terms of quality and appearance due to their importance of the overall character of North Clifton Estates.

**LEGEND**

-  BUILDING ENVELOPE
-  15 STOREYS
-  ENTRY FEATURE
-  SINGLE STOREY
-  2 STOREYS
-  HIGH PROFILE LOTS

| LOT # | LOT AREA (Sq Ft) | MAX. HOUSE AREA (Sq ft) | MAX. HEIGHT (STOREYS) |
|-------|------------------|-------------------------|-----------------------|
| 1     | 16042            | 8021                    | 2                     |
| 2     | 9720             | 4860                    | 2                     |
| 3     | 8048             | 4024                    | 2                     |
| 4     | 6889             | 3445                    | 2                     |
| 5     | 7224             | 3136                    | 2                     |
| 6     | 19844            | 4060                    | 1.5                   |
| 7     | 13724            | 5561                    | 1.5                   |
| 8     | 7500             | 3750                    | 1                     |
| 9     | 6596             | 2002                    | 1                     |
| 10    | 6938             | 2572                    | 1                     |
| 11    | 7319             | 3480                    | 1                     |
| 12    | 8038             | 3547                    | 1                     |
| 13    | 9034             | 4126                    | 1                     |
| 14    | 9605             | 4532                    | 1                     |
| 15    | 9387             | 4059                    | 1                     |
| 16    | 8522             | 3090                    | 1                     |
| 17    | 7811             | 3367                    | 1                     |
| 18    | 7303             | 3131                    | 1                     |
| 19    | 7225             | 3084                    | 1                     |
| 20    | 9888             | 3664                    | 1                     |
| 21    | 11893            | 4984                    | 1                     |
| 22    | 6945             | 3000                    | 1                     |
| 23    | 7290             | 2949                    | 1                     |
| 24    | 8100             | 3234                    | 1                     |
| 25    | 7749             | 3065                    | 1                     |
| 26    | 7670             | 2756                    | 1                     |
| 27    | 7071             | 2648                    | 1                     |
| 28    | 7227             | 2987                    | 1                     |
| 29    | 7110             | 3001                    | 1                     |
| 30    | 6991             | 3020                    | 1                     |
| 31    | 6606             | 3190                    | 1                     |
| 32    | 10728            | 4392                    | 1                     |
| 33    | 19223            | 5425                    | 2                     |
| 34    | 10779            | 2376                    | 2                     |
| 35    | 12755            | 3007                    | 2                     |
| 36    | 13803            | 3459                    | 2                     |
| 37    | 12621            | 3715                    | 2                     |
| 38    | 12241            | 3602                    | 2                     |
| 39    | 11862            | 3578                    | 2                     |
| 40    | 12358            | 3591                    | 2                     |
| 41    | 11954            | 3617                    | 2                     |
| 42    | 11910            | 3556                    | 2                     |
| 43    | 14124            | 2974                    | 2                     |
| 44    | 20974            | 9163                    | 2                     |

## 6.0 DETAILED DESIGN CRITERIA

### 6.1 BASIC BUILDING FORMS

Images 3 - 10, Page 3 provide precedents of the clean and contemporary basic building forms permitted. You will find reference to all the fundamental considerations that govern the general design constraints for the site. The overriding principle is to align the houses with the topography of the site and minimise their intrusiveness in the landscape and further to break monolithic forms into a series of composite roof forms of appropriate scale. House forms must be simple, utilising an interplay of composite forms offset by cantilevers and decks. Roof forms play a dominant role in establishing a cohesive architectural language and creating a sense of unity. As every attempt is to be made to ensure an integrated development, on completion, any submission that works against the spirit of the guidelines will be rejected.

### 6.2 ROOF FORMS

In order to achieve a cohesive and coordinated architectural style roof forms are to follow the general slope of the site and are to be mono pitch in their nature with a maximum pitch of 4 in 12. They are to be combined with flat roofs where necessary to minimise the impact on adjacent owners and adhere to the design intent shown in Images 13 -15, Page 5. Some curved roof elements will be considered as part of the overall design concept. Approval of curved elements is not guaranteed, and as such should be carefully considered prior to submission. Roof top decks will be permitted, however they cannot be the prominent feature of the roof, nor can they be visible from the street.

### 6.3 ROOF MATERIALS

The permissible roofing materials are:

- Aluminum
- Asphalt shingles
- EPDM roofing system
- Green roofs
- Solar shingles

### 6.4 ROOF DETAILS & TRIMS

In general, detail and embellishment is not permitted. Simple roof lines are to be preserved. Detail and trim are encouraged more dynamically in the form of overhangs, cantilevers, bold colours and incorporating decks. Solar panels are permitted but must follow the roof form.

### 6.5 DOORS AND WINDOWS

In line with the desired clean and contemporary style of



Images 14 - 17 | Roofing Materials

architecture, building apertures are considered to be a key element of the buildings facade. As such the colour, detailing and materials used for windows and doors should match and compliment those used for the remainder of the building's facade. Decorative front doors are encouraged. **Particular attention will be given to windows and doors during the review process to ensure minimum standards are met.**

### 6.6 CHIMNEYS AND FEATURE ELEMENTS

Chimneys on external walls are significant design elements and need to conform with the general intent of the Design Manual which is to maintain clean and simple lines. All flues above the first floor wallplate level are to be architecturally detailed.



Image 18 | Chimney Detailing

### 6.7 DECKS, PATIOS, BALCONIES AND PERGOLAS

External living spaces are strongly encouraged as a means of layering the contemporary architectural design style in North Clifton Estates. These exterior spaces do not count towards the maximum permitted home area but must be within the building envelope limits and must not impede other residents views. Canvas / awning shade sails are permitted. Balconies are permitted but do count towards the overall home area.



Images 19 - 22 | Deck Precedents

### 6.8 GARAGES AND CARPORTS

Garages should not be the prominent element of the house and should be oriented such that the garage door is not the dominant feature of the house facade. Garages which do not face the street do not have to comply with garage setback requirements, but must still be placed within the building envelope. Doors may be in a natural wood finish. Steel doors are permitted provided they have some relief. All garage doors should be panelled or include 'lites'. Carports which complement the house will be considered, but must be detailed as part of the house including any interior visible from the street.

### 6.9 HOUSE OFF-SET FOR ADDITIONAL PARKING

Thoughtful consideration should be given to additional parking as the Design Guidelines do not allow front-yard parking or storage of RVs, trailers, snowmobiles, motor homes, boats, large trucks or vans and a variety of other equipment. Applicants are required to review the side yard zoning requirements for the City of Kelowna and to off-set the house to one side of the lot, thereby providing sufficient space beside the garage to accommodate parking and storage of vehicles. Parking will be accessed from the driveway and is not permitted directly from the street. Additionally, screening (by means of plant material) shall be installed to screen the additional parking from the street and neighbouring properties. This must be reviewed during the initial review process.

### 6.10 SERVICES

Services; including solar panels, solar geysers, air conditioning units, etc., are to be appropriately screened and designed in such a way as to minimise their impact on neighbouring lots. Servicing units should be shown and called out on landscape plans. Any services which will have an obvious visual impact require review and the consideration of alternatives to lessen the impact on other home owners.

### 6.11 SWIMMING POOLS

Swimming pools may be placed within the building envelope and / or the no build covenant. They must have no impact on adjoining owners and be suitably fenced. Swimming pools must conform with City of Kelowna bylaws including drainage and fencing which is to conform to the fencing guidelines on page 12. Swimming pool pumps must be screened from view and any structures should be designed to compliment the house. A geotechnical report is also required to ensure no conflicts with slope stabilisation features.



Image 23 | Okanagan Infinity Pool

**6.12 DRIVEWAY MATERIALS**

The following paving materials are accepted:

- Natural, coloured or exposed aggregate concrete
- Natural stone pavers / tiles
- Concrete unit pavers

**6.13 COLOUR PALETTE**

Colours are to compliment and follow the surrounding Okanagan landscape - see Images 28 - 31.

Roof Colours:

- Blacks / Greys / Whites

Wall Colours:

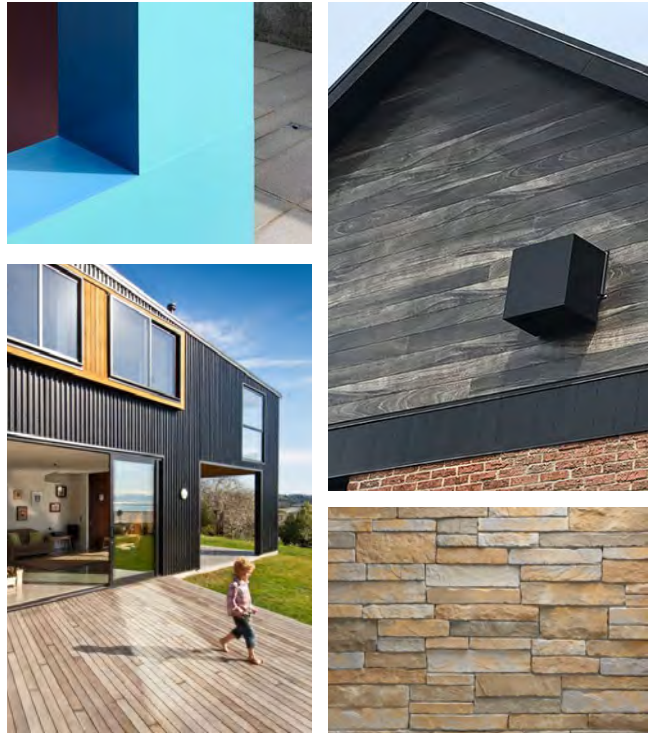
- Whites
- Earth tones
- Bold accent colours, maximum 20% of building elevation

Wood Stains:

- Natural
- Coloured, both semi-transparent and solid

Stone Work Colour & Type:

- To match natural stone on site



Images 23 - 27 | Finishing Materials

**6.14 FINISHING MATERIALS**

Materials that are permitted for home facades are:

- Brickwork
- Cement fibre siding
- Metal sheeting
- Stucco
- Stonework
- Plasterwork
- Timber
- Woodlook siding - Woodlook siding is desirable but must be heavily textured, more exclusive products are favoured.

Materials that are prohibited for homes facades are:

- Vinyl siding



Images 28 - 31 | Okanagan Colour Palette

## 7.0 LANDSCAPE GUIDELINES

The landscape plan must be prepared by a professional landscape architect or landscape designer. High priority lots have been identified on the Lot Criteria Plan, these lots will be more scrutinized in terms of quality and appearance due to their importance of the overall character of North Clifton Estates.

### 7.1 LANDSCAPE CHARACTER

The entire front elevation of the house must incorporate dense planting. Lawn is not to be the predominant feature. Lots 8 - 44 require a minimum of one tree of at least 5m height at maturity planted adjacent to the street where access is derived.

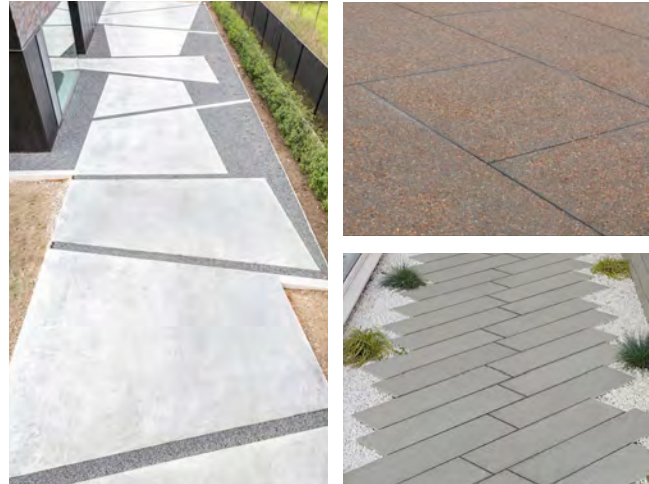
### 7.2 PLANTING CHARACTER

The planting character is to be drought tolerant, xeriscape style planting and should consider firesmart design principles set out in the Firesmart Homeowner's Manual. No invasive species are allowed within North Clifton Estates. The streetscape design includes ornamental grasses, perennials and bulbs providing strong emphasis on form and colour. Streetside planting will be encouraged to emphasize the stepped frontage, while complimenting the built form and the streetscape planting design.

### 7.3 NON-VEHICULAR SURFACING MATERIALS

The following paving materials are accepted:

- Exposed aggregate concrete
- Natural or coloured concrete
- Natural stone pavers / tiles
- Concrete unit pavers / cobbles
- Aggregates



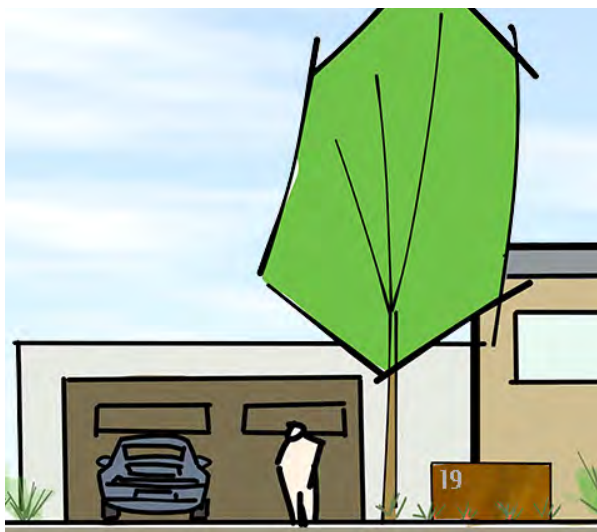
Images 32 - 35 | Hard Surfacing Materials

### 7.4 SIGNAGE

All homes within North Clifton Estates will have a standardised address marker provided to them. The marker will consist of a low weathering steel marker, minimum 1m in length and 1m height with uplit stainless steel numbers at one side. The address marker should be incorporated into the yard landscaping and identified on the landscape site plan when submitted to the Design Review Consultant. It is the responsibility of the lot owner to provide the electricity and footing for the address marker, along with the installation of the marker itself, details to be provided. For questions about the construction of the footing or address marker or to arrange for the fabrication of the address marker, please contact the Design Review Consultant.

### 7.5 IRRIGATION

All landscaped areas are to be irrigated by an automatic high efficiency irrigation system. All irrigation systems to be designed by a reputable irrigation consultant / contractor and shall meet the standards of City of Kelowna's specifications. Home owners are responsible for the ongoing watering needs of the boulevard directly in front of their lot.



Images 36 | House Address Signage

### 7.6 FENCES

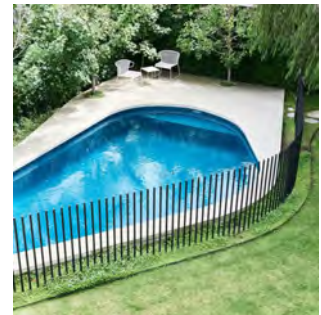
Fencing is only permitted in the rear yard of the property boundary and the materials permitted for fencing are:

- Decorative metal
- Black vinyl chain link

Generally, all fencing is not to exceed 1.2m. However in the case of privacy requirements or screening of yards, the height up to 1.8m will be considered. Subject to review by the Design Review Consultant or as required relative to swimming pools.

### 7.7 WALLS

No perimeter walls are permitted. The only form of boundary definition permitted is as part of the landscaping design to be handled by the lot owner's Landscape Architect / Designer. Courtyards are only permitted as an extension of the building and within the building envelope. All feature walls are to be finished, to compliment the aesthetic of the home. Walls outside of the envelope in instances where required to define access between house and garage are permitted but are to remain secondary to the soft landscaping of the site. The height of any such wall in this case may not exceed 1.2m.



Images 37 - 40 | Fence Precedents

### 7.8 RETAINING WALLS

All landscape retaining walls must be approved by the Design Review Consultant and constructed to be pursuant to City of Kelowna bylaws. Retaining walls should be shown on applicants landscape plans with their proposed material and height called-out.

Acceptable materials for retaining walls are:

- Cast in Place Concrete
- Natural Stone
- Manufactured Residential Concrete Segmental Blocks

### 7.9 LIGHTING

Outdoor lighting is to provide an ambience within the development. Spot lighting or security lighting shall not be allowed. Outdoor lighting is encouraged within the lot landscaping and to illuminate architectural features: up-lighting for feature trees, ground level lighting on pathways. All lighting shall be to the approval of the Design Review Consultant and is to be included on the landscape site plan.

All lighting is to be fully compliant with International Dark Sky Association best practices.



Images 41 - 43 | External Lighting

## 8.0 PLANTING PALETTE

The following is a list of approved plant material for North Clifton Estates. Indigenous plants from the Okanagan region and drought tolerant species which do not appear on the list may be used upon approval by the Design Review Consultant.

Please refer to local plant nurseries for available plant materials.

### TREES

- Amelanchier sp.*
- Acer sp.*
- Betula sp.*
- Celtis occidentalis*
- Crataegus sp.*
- Cornus sp.*
- Fraxinus pennsylvanica*
- Ginkgo biloba*
- Pinus*
- Populus tremuloides*
- Quercus robur x alba*
- Quercus bicolor 'Bonnie and Mike'*
- Quercus macrocarpa 'JFS'*
- Quercus palustris*
- Sorbus sp.*

Trees should be selected for height considerations to prevent impact on surrounding home owner views. The Design Review Consultant reserves the right to order relocations of poorly placed trees if they are not placed as per approved landscape plans.



Images 47 - 54 | Planting Palette



Images 43 - 46 | Planting Palette

### SHRUBS

- Amelanchier sp.*
- Artemisia tridentata*
- Berberis sp.*
- Buxus sp.*
- Cornus sp.*
- Ericameria nauseosa*
- Euonymus sp.*
- Hydrangea sp.*
- Mahonia sp.*
- Pinus sp.*
- Philadelphus sp.*
- Physocarpus sp.*
- Ribes sp.*
- Rhus sp.*
- Rosa sp.*
- Spiraea sp.*
- Symphoricarpos albus*
- Taxus sp.*
- Yucca sp.*

**GRASSES**

- Bouteloua gracilis*
- Calamagrostis sp.*
- Deschampsia sp.*
- Festuca sp.*
- Helictotrichon sempervirens*
- Miscanthus sp.*
- Molinia sp.*
- Panicum sp.*
- Pennisetum sp.*
- Schizachyrium sp.*

**PERENNIALS**

- Achillea sp.*
- Aster sp.*
- Athyrium sp.*
- Coreopsis sp.*
- Echinacea sp.*
- Eupatorium sp.*
- Gaillardia*
- Hemerocallis sp.*
- Heuchera*
- Hosta sp.*
- Iris sp.*
- Lavendula sp.*
- Liatris sp.*
- Matteuccia sp.*
- Monarda sp.*
- Nepeta sp.*
- Perovskia sp.*
- Rudbeckia sp.*
- Salvia sp.*

**GROUNDCOVERS**

- Arctostaphylos uva-ursi*
- Artemesia sp.*
- Chamaemelum nobile*
- Delosperma sp.*
- Juniperus sp.*
- Lamium sp.*
- Pachysandra terminalis*
- Sedum sp.*
- Sempervivum species*
- Thymus sp.*

**CLIMBING PLANTS**

- Clematis sp.*
- Lonicera sp.*
- Vitis sp.*
- Wisteria sp.*



Images 55 - 64 | Planting Palette

**LAWNS**

- Eco Blue Blend SOD
- Eco Blue Blend Lawn Seed
- Eco Smart Blend Lawn Seed
- \*Available from Eco Turf Farms

**ARTIFICIAL LAWN**

- SYNPacific
- SYNRenew
- SYNZoysia
- \*Available from SYNLawn

## 9.0 CONSTRUCTION REQUIREMENTS

### 9.1 EXCAVATION MATERIALS

The Applicant will ensure all excavation material is kept within the confines of the lot. Spillage on the road, sidewalk or neighbouring lot must be removed immediately or the Developer will be at liberty to remove the material at the Applicant's expense. Temporary storage of material on a neighboring lot will be permitted with written approval of the lot Applicant & will be conditional on returning the lot to its original condition. Unauthorized placement of material will be removed at the Applicant's expense.

Backfill and limited gravels may be available for purchase from the Developer.

Any excess material that is removed from a building site must be dealt with by the Applicant and deposited legally outside of the North Clifton Estates area.

### 9.2 LANDSCAPE MATERIALS

Any bulk landscape supplies including growing medium, mulches etc. may be stored temporarily upon the street directly in front of the home while construction is proceeding. Upon completion the street must be returned to its previous condition.

### 9.3 DEBRIS

Applicants shall keep sites litter free and must supply garbage bins on site. The Developer has authority hereunder to clean up the site and invoice the Applicant when circumstances warrant.

### 9.4 PORTABLE TOILETS

Portable toilets shall be provided by the Applicant during construction.

### 9.5 DAMAGE

Prior to commencing construction the Applicant is responsible to bring any current damages on or adjacent to the lot to the attention of the Developer, including but not limited to sidewalks, catch-basins, utility boxes, water service valves and shallow utilities. Any damage sustained in front of the lot or directly opposite the lot on the opposite side of the Right-of-Way during construction shall be assessed to the Applicant of the lot facing the damage and invoiced or deducted from the Compliance Deposit paid by the Applicant to the Developer.

The Applicant is required to make provision for padding the sidewalk prior to heavy vehicle movement over the sidewalks to avoid cracking. Examples of such a requirement would include, but not be limited to, drywall deliveries, excavator deliveries and movements, truss deliveries, building package deliveries and concrete deliveries.

### 9.6 APPEARANCE DURING CONSTRUCTION

The Applicant is required to keep the lot clean and orderly during construction. There will be no burning of garbage. Applicants found negligent will be charged for clean-up carried out by the Developer. No trees, shrubs, lawns, fencing, buildings or other site improvements should be allowed to fall into a state of disrepair or neglect that is detrimental to the subdivision.

### 9.7 BUILDER SIGNAGE

Builder's are permitted 2 signs during construction. Either two (2) at the front of the lot or one (1) front and back. Signs must be framed and secure. Signs to be submitted to Greg Vinton for approval prior to installation. North Clifton Estates logo available on request.

### 9.8 SIGNAGE

No signage is permitted on any lot, with the exception of the Developer or single real estate firm lot signs & real estate "For Sale" signs on improved properties. 'For Sale' realtor signs must not be larger in size than 2' x 2'. "For Sale" signs shall face the street & no signs will be permitted where visible to any open park-like areas. As soon as the improved property is sold, the "For Sale" sign will be removed. "Sold" signs are not permitted.

### 9.9 COMPACTION TO CURB

It is the Applicant's responsibility to confirm compaction sufficiency for the driveways to the curb.

## 10.0 APPROVAL PROCEDURE FOR BUILDING AND LANDSCAPE PLANS

In order to promote and maintain a high standard of construction at North Clifton Estates, all homes must be constructed by a builder approved by the Developer in writing. Every new build requires approval from the Developer. It is a requirement of the Design Manual that all building and landscape plans be submitted to the Design Review Consultant for consideration before submission for approval to the City of Kelowna. A lot owner is not entitled to erect any such building or structure without the written consent of the Design Review Consultant. The design review process of plans for building at North Clifton is as follows:

### 10.1 DESIGN REVIEW CONSULTANT

To ease you through the process, the Developer has created a 'Design Review Process' and appointed a 'Design Review Consultant' who has been appointed to ensure that your home building experience is successful & compatible with this manual. In addition a sample submission is available for reference.

### 10.2 SUBMISSIONS

All submissions to be forwarded to:

Attn: Tobi McNeil

Melcor Developments LTD, 1664 Ritcher St,  
Kelowna, BC, V1Y 8N3

T : 1 250 717 8390

E: tmcneil@melcor.ca

Teri Cantin

WSP Canada Group LTD, Suite 700, 1631 Dickson Avenue,  
Kelowna, BC, V1Y 0B5

T: 1 250 469 7729

E: Teri.Cantin@wsp.com

### 10.3 COMPLIANCE DEPOSIT

A refundable compliance deposit is due as per your contract of purchase and sale.

### 10.4 FORMAL SUBMISSION

The Applicant shall submit (in digital PDF format) drawings, a colour sample sheet for all exterior finishes (including a list of all product names & specific style & colour reference) & other information as required to the Design Review Consultant for approval. The applicant for building permit must be either the Owner or Builder from the approved builder list.

Incomplete submissions that require more than (2) two corrections will amount in a penalty being placed against Compliance Deposit of the Applicant.

The Design Review Consultant shall be informed of any changes made to the formal submission including changing of the Builder. Any failure to do so will amount in a penalty being placed against the Compliance Deposit of the Applicant.

### 10.5 BUILDING PLAN REQUIREMENTS

DIGITAL FULL SIZE DRAWINGS MUST BE SUBMITTED CONTAINING THE FOLLOWING:

- Zoning Setbacks
- Position of the house on the Lot
- A typical cross section indicating the final setting of the house on the Lot & its relationship to the facing street, position of statutory rights of way, easements & covenants (such as no disturb areas) etc.
- Position of accessory buildings, fences, pools, retaining walls etc.
- Driveways and walkways; all driveway locations must conform to Civil Engineers plan as provided by developer
- Grades and slopes including lot corner elevations
- Floor plans showing all levels
- Elevations illustrating all sides of the house
- Confirmation of guideline specified roof material
- Retaining walls, as required

### 10.6 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 must be submitted at time of formal submission or once selected by a purchaser.

### 10.7 LANDSCAPE PLAN

The landscape plan must be submitted at the time of formal design submission. Approvals will not be granted without the detailed landscape 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; including a list of quantities, species and sizes of proposed plant materials must be attached – all elements to be shown on the plan.

The plan must also show the location and materials of all landscape elements including but not limited to driveway, patios, paths, swimming pools, accessory structures, etc.

### 10.8 APPROVAL

The Design Review Consultant shall, within five (5) working days of receipt of the full and complete design submission review and either approve or deny the submission.

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

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 this Design Manual.

The refusal or failure of the Design Review Consultant acting in accordance with the terms of this manual 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 Applicant may appeal a decision of the Design Review Consultant to the Developer, whose decision shall be final.

### 10.9 CONSTRUCTION TIMING AND COMPLETION REQUIREMENTS

Owners will have one year from start of construction to complete the house construction to the satisfaction of the Design Review Consultant.

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

### 10.10 INSPECTION REPORT AND RELEASE OF COMPLIANCE DEPOSIT

Requests for inspection reports are to be made in writing to the Design Review Consultant upon completion of house and landscape construction. Failure to comply with the plans 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. Proof of occupancy permit must be provided prior to the compliance deposit being released.

## 11.0 FORMAL SUBMISSION CHECKLIST

The following check list is 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.

### INFORMATION

Date: \_\_\_\_\_

Lot # /  
Civic Address \_\_\_\_\_

Owner: \_\_\_\_\_

Builder: \_\_\_\_\_

Home Designer: \_\_\_\_\_

Total Floor Area: \_\_\_\_\_

### DOCUMENTS

- Builder Approval letter
- Builder Sign Approval
- City of Kelowna Irrigation Application

### LOT PLAN INFORMATION

- Engineer's lot plan
- Building location
- Building envelope (per Engineer's Plan)
- Driveway location
- Vehicle letdown location (per Engineer's Plan)
- Setbacks/covenants

### DIGITAL SCALED PLANS

#### ARCHITECTURAL DRAWING INFORMATION

- Floor plans for all levels
- Cross section, showing the final setting of the house on the lot and its relationship to the street
- Elevations for all sides of the house with material callouts and heights
- Roof - slope and overhangs
- Dimensions

#### LANDSCAPE PLAN INFORMATION

- Surface treatments - materials and colours
- Retaining walls - height, material and colour
- Fences - height, material and colour
- Planting - species, mature size, quantity, pot size
- Structures - material and colour
- Servicing - type
- Irrigation system - type
- Lighting - type
- Address marker location

| HOUSE / BUILDING PLAN INFORMATION   |            |    | COMMENTS                         |
|-------------------------------------|------------|----|----------------------------------|
| Any restrictive covenants?          | Yes        | No |                                  |
| Second structure?                   | Yes        | No |                                  |
| Main floor living area              | sqm / sqft |    |                                  |
| Second floor living area            | sqm / sqft |    |                                  |
| Garage area                         | sqm / sqft |    |                                  |
| Basement area                       | sqm / sqft |    |                                  |
| Roof height                         | sqm / sqft |    |                                  |
| Main floor elevation (geodetic)     | sqm / sqft |    | Reference plot plan for geodetic |
| Upper floor elevation (geodetic)    | sqm / sqft |    | Reference plot plan for geodetic |
| Garage elevation (geodetic)         | sqm / sqft |    | Reference plot plan for geodetic |
| Existing grade elevation (geodetic) | sqm / sqft |    | Reference plot plan for geodetic |
| Proposed grade elevation (geodetic) | sqm / sqft |    | Reference plot plan for geodetic |

## 12.0 COLOUR, FINISH AND MATERIALS FORM

The following form is to be used as an aid to builder submissions to ensure no material choices are missed in the submission. Applicants may expand on this form as needed.

| HOUSE FEATURE       | MATERIAL | COLOUR / FINISH | ADDITIONAL NOTES |
|---------------------|----------|-----------------|------------------|
| ROOF                |          |                 |                  |
| PRIMARY WALL        |          |                 |                  |
| SECONDARY WALL      |          |                 |                  |
| ACCENT WALL         |          |                 |                  |
| FOUNDATION          |          |                 |                  |
| TRIM                |          |                 |                  |
| WINDOW FRAME        |          |                 |                  |
| WINDOW TRIM         |          |                 |                  |
| FASCIA              |          |                 |                  |
| SOFFIT / VENTING    |          |                 |                  |
| EAVES               |          |                 |                  |
| GUTTER / DOWNSPOUTS |          |                 |                  |
| COWLING / VENTS     |          |                 |                  |
| ENTRY DOOR          |          |                 |                  |
| EXTERIOR DOORS      |          |                 |                  |
| DOOR TRIM           |          |                 |                  |
| GARAGE DOOR         |          |                 |                  |
| RAILINGS            |          |                 |                  |
| BEAMS / COLUMNS     |          |                 |                  |
| DRIVEWAY            |          |                 |                  |
| PATIO               |          |                 |                  |
| RETAINING WALL      |          |                 |                  |
| FENCING             |          |                 |                  |

### 13.0 DEFINITIONS

For the purposes of this Design Manual the following words or phrases shall have the meaning assigned to them as follows:

|                                  |   |
|----------------------------------|---|
| <b>APPLICANT:</b>                | anyone entrusted with submissions required for the development of a lot either personally or professionally.  |
| <b>BALCONY:</b>                  | an enclosed area with access from an upper floor window or door.  |
| <b>BUILDING:</b>                 | anything constructed or placed on, in, over and under land but does not include public roads or bridges forming part of a road.   |
| <b>BUILDING ENVELOPE:</b>        | the area within a lot which defines the limits within which buildings, including but not limited to the house, garage or carport and any accessory buildings must be situated. The lot certificate plans illustrate the designated building envelope. |
| <b>BUILDING SETBACK:</b>         | the distance from a property line to the point on a parcel where a building is located, measured perpendicular from the property line to which it relates.  |
| <b>CARPORT:</b>                  | a part of the principle building designed and used for the shelter or storage of vehicles which is not completely enclosed.   |
| <b>CONSULTANT:</b>               | WSP Canada Group Limited or such other engineering firm specialised in subdivision design and construction, appointed by and working on behalf of Lakeside Communities Inc.   |
| <b>COURTYARD:</b>                | a private open space enclosed by some form of vertical feature, open in some form to the sky above.   |
| <b>DECK:</b>                     | a horizontal structure with a surface height greater than 150mm above grade at any point but no higher than first storey floor level and intended for use as a private outdoor amenity space.   |
| <b>DESIGN REVIEW CONSULTANT:</b> | an individual assigned by Lakeside Communities Inc. to advise and enforce the application of this Design Manual.  |
| <b>DEVELOPER:</b>                | anyone appointed to act on behalf of the interests of Lakeside Communities Inc.   |
| <b>FENCE:</b>                    | a structure which is used to prevent or restrict passage, to provide visual screening, sound attenuation, or to mark a boundary.  |
| <b>GARAGE:</b>                   | a part of the principle building designed and used for the shelter or storage of vehicles which is fully enclosed.  |
| <b>GRADE:</b>                    | the elevation of a finished ground surface.   |
| <b>LOT CERTIFICATE:</b>          | a scaled drawing produced by a consultant for the purpose of showing the relation of above ground features, servicing, setbacks, building envelope, vehicular letdowns and legal property lines.  |

|                       |   |
|-----------------------|---|
| <b>PATIO:</b>         | a horizontal structure with a surface height less than 150mm above grade, adjacent to a residential building and intended for use as a private outdoor amenity space.   |
| <b>PERGOLA:</b>       | an open outdoor structure forming an outdoor amenity space.   |
| <b>PROPERTY LINE:</b> | the legal boundary of an area of land.  |
| <b>SETBACK AREA:</b>  | the area of a parcel between property lines and lines parallel to the property lines at a distance equivalent to the minimum depth from each respective property line as required by City of Kelowna bylaws.  |
| <b>STOREY:</b>        | the space between the top of any floor and the top of the next floor above it, if there is no floor above it, the portion between the top and the ceiling above it. For the purposes of these design guidelines taken to be 3.25m for a full storey and 1.625m for a half storey. |
| <b>STREET:</b>        | any registered public roadway, including boulevards, sidewalks and improvements therein.  |
| <b>YARD, FRONT:</b>   | the area extending the full width of the lot, from the front property line to the rear most face of the front facade of the building and its depth shall be measured perpendicular to the front property line.  |
| <b>YARD, REAR:</b>    | the area extending the full width of the lot, from the rear property line to the rear most face of the front facade of the building and its depth shall be measured perpendicular to the rear property line.  |

## 14.0 CONSULTANTS

Below is a list of consultants and contractors associated with the design and construction of North Clifton Estates Phase One:

**MELCOR - OWNER / DEVELOPER:**

Tobi-Anne McNeil  
e / tmcneil@melcor.ca  
t / 1 250 717 8390

**BEACON - GEOTECHNICAL:**

Heather Wilkie  
e / heather@beacongeotech.ca  
t / 1 250 861 6959

**D. A. GODDARD - SURVEYER:**

Phil Peacock  
e / phil@dagoddard.com  
t / 1 250 763 3733

**MAKONIS - ENVIRONMENTAL:**

John Grods  
e / john@makonis.com  
t / 1 250 469 1087

**SIERRA - LANDSCAPE AND IRRIGATION CONTRACTOR:**

James Wainwright  
e / jwainwright@sierralandscaping.ca  
t / 1 250 766 2312

**SUREWAY - CIVIL CONTRACTOR:**

Leo Poirer  
e / leo@sureway.ca  
t / 1 780 916 8405

**WATERPLANIT - IRRIGATION DESIGNER:**

Regan Hyde  
e / regan@waterplanit.ca  
t / 1 250 878 6178

**WSP - CIVIL, LANDSCAPE DESIGN AND DESIGN REVIEW CONSULTANT :**

Teri Cantin  
e / Teri.Cantin@wsp.com  
t / 1 250 469 7729

15.0 SAMPLE LOT PLAN



16.0 SAMPLE LANDSCAPE PLAN



LEGEND

- PROPERTY LINE
- BUILDING ENVELOPE
- BARK MULCH TYPE: M1
- C.I.P. CONCRETE COLOUR: FINISH: P1
- CONCRETE UNIT PAVERS TYPE: COLOUR: SUPPLIER: P2
- FEATURE BOULDER TYPE: COLOUR: SUPPLIER: F1
- RAILING TYPE: COLOUR: SUPPLIER: F2
- WOOD DECK TYPE: COLOUR: SUPPLIER: P3

1 LOT 21 LANDSCAPE PLAN  
L1 SCALE: 1:250



REPRESENTATIVE PLANT LIST

| SYM   | QTY | BOTANICAL NAME                       | COMMON NAME            | SIZE      | ROOT   | MATURE SIZE (H X W) | NOTES         | SYM | QTY | BOTANICAL NAME                       | COMMON NAME          | SIZE | ROOT   | MATURE SIZE (H X W) | NOTES      |
|---|-----|--------------------------------------|------------------------|-----------|--------|---------------------|---------------|-----|-----|--------------------------------------|----------------------|------|--------|---------------------|------------|
| TREES   |     |                                      |                        |           |        |                     |               |     |     |                                      |                      |      |        |                     |            |
| APN   |     | <i>Pinus nigra</i>                   | AUSTRIAN PINE          | 2.5m HGT. | B&B    | 15.00m x 8.00m      | STRONG LEADER |     |     |                                      |                      |      |        |                     |            |
| PDP   |     | <i>Pinus ponderosa</i>               | PONDEROSA PINE         | 2.5m HGT. | B&B    | 15.0m x 6.0m        | STRONG LEADER |     |     |                                      |                      |      |        |                     |            |
| AMA   |     | <i>Sorbus americana</i>              | AMERICAN MOUNTIAN ASH  | 60mm CAL. | B&B    | 6.00m x 5.00m       | STRONG LEADER |     |     |                                      |                      |      |        |                     |            |
| SHRUBS  |     |                                      |                        |           |        |                     |               |     |     |                                      |                      |      |        |                     |            |
| nst   |     | <i>Amenlanchier alnifolia</i>        | NATIVE SASKATOON       | #02       | POTTED | 3.00m x 2.00m       | FULL PLANT    |     |     |                                      |                      |      |        |                     |            |
| rod   |     | <i>Cornus sericea</i>                | RED OSIER DOGWOOD      | #02       | POTTED | 3.00m x 3.00m       | FULL PLANT    |     |     |                                      |                      |      |        |                     |            |
| sjr   |     | <i>Juniperus sabina</i>              | SAVIN JUNIPER          | #02       | POTTED | 1.25m x 2.50m       | FULL PLANT    |     |     |                                      |                      |      |        |                     |            |
| ccj   |     | <i>Juniperis sabina 'Monna'</i>      | CALGARY CARPET JUNIPER | #02       | POTTED | 0.60m x 1.50m       | FULL PLANT    |     |     |                                      |                      |      |        |                     |            |
| PERENNIALS / GRASSES  |     |                                      |                        |           |        |                     |               |     |     |                                      |                      |      |        |                     |            |
|   |     | <i>Allium sphaerocephalon</i>        | DRUMSTICK ALLIUM       | BULB      | N/A    |                     |               | dal |     | <i>Allium sphaerocephalon</i>        | DRUMSTICK ALLIUM     | BULB | N/A    |                     |            |
|   |     | <i>Rudbeckia fulgida 'Goldstrum'</i> | GOLDSTRUM CONEFLOWER   | #01       | POTTED | 0.75m x 0.60m       | 0.60m O.C.    | rfg |     | <i>Rudbeckia fulgida 'Goldstrum'</i> | GOLDSTRUM CONEFLOWER | #01  | POTTED | 0.75m x 0.60m       | 0.60m O.C. |
|   |     | <i>Perovskia atriplicifolia</i>      | RUSSIAN SAGE           | #01       | POTTED | 1.25m x 1.00m       | 1.00m O.C.    | rsg |     | <i>Perovskia atriplicifolia</i>      | RUSSIAN SAGE         | #01  | POTTED | 1.25m x 1.00m       | 1.00m O.C. |
|   |     | <i>Thymus pseudolaniginosus</i>      | WOOLY THYME            | PLUG      | N/A    | 0.05m x 0.60m       | 0.60m O.C.    | wth |     | <i>Thymus pseudolaniginosus</i>      | WOOLY THYME          | PLUG | N/A    | 0.05m x 0.60m       | 0.60m O.C. |
| NOTES:  |     |                                      |                        |           |        |                     |               |     |     |                                      |                      |      |        |                     |            |
| ALL PLANTED AREAS TO BE WATERED BY A FULLY AUTOMATIC IRRIGATION SYSTEM  |     |                                      |                        |           |        |                     |               |     |     |                                      |                      |      |        |                     |            |
| HYDROSEED MIXES TO MATCH THOSE USED ON NORTH CLIFTON STREETSCAPE DESIGN |     |                                      |                        |           |        |                     |               |     |     |                                      |                      |      |        |                     |            |