

A header image featuring a sunset scene with a bright sun low on the horizon, casting a warm orange and red glow. Silhouettes of evergreen trees are visible against the sky, and rolling hills are in the background.

Sunset Ridge Developments

Design Guidelines

Attached firesmart building recommendations will form Part of the building scheme and guidelines. These guidelines provide a framework for both the design and quality of the individual homes and surrounding landscape.

It is the responsibility of the Design Consultant to accommodate individual home design while maintaining standards of quality within the neighborhood. The Design Consultant will have the sole and absolute discretion to give such approval.

These Design Guidelines along with the Township of Spallumcheen bylaws and/or regulations must comply and in addition to the Building Scheme registered against the title of each lot.

These Guidelines are subject to change at the discretion of the Design Consultant and the Developer. The purpose of the guidelines is to create a harmonious architectural approach compatible with the planned neighborhood.

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Design Styles

There is no specific architectural style that Sunset Ridge endorses but rather the vision of the architectural compatibility within the natural setting is to be obtained by the use of a controlled range of complimentary forms, materials and colors.

Each home site is encouraged to design homes that take full advantage of the lot size, grade, and views. Even though Sunset Ridge imposes no particular architectural style, it will encourage owners to embrace a design which is most suitable to the lot and surrounding area. These styles take elements from the traditional and popular Craftsman, updated Prairie, and West Coast Contemporary to create a unique design that fits the Okanagan landscape and lifestyle.

Every home site will incorporate the use of consistent, aesthetic elements while retaining its own site specific and individual building character.

Each house plan shall be approved by the Design Consultant.

The Design Consultant has the sole discretion to amend/modify the Design Guidelines that may best suit the lot and subdivision.

The House Size and Height

1. Rancher with/without walk out basement - minimum gross Floor area. 1400 sq. Ft. on the main level, not including garage.
2. Two level homes - minimum gross floor area on the first level of 900 sq. Ft. 2nd level minimum of 500 sq. Ft.
3. Grade level entry homes with main level finished area of 1400 sq. Ft. minimum.
4. Building heights must comply with the TWSP of Spallumcheen bylaws. The height, style and sitting of a proposed house must be compatible with the homes on adjacent lots to ensure a gradual transition from one type of house to another.

Exterior Design Materials and Finishes

Exterior design details must include:

5. Main Material on front of the house does not have to be used on rest of the house.
6. A minimum of 2 wall treatments are to be used on the front of each home or any elevation facing the street. The main exterior cladding shall be limited to rock, or cultured stone, hardi-plank, wood siding, wood shakes/shingles siding and stucco.
 - a. Aluminum siding and /or Vinyl siding is not permitted.
 - b. Exterior trim must be a minimum of 6 inches unless otherwise approved by Design Consultant.
7. The use of natural materials and warm colors are encouraged. Exterior building surface materials are to complement the natural character of the site.
8. No exposed concrete blocks are permitted. Exposed concrete foundation walls are not to exceed 0.5 meters in height. It is highly recommended that the exposed concrete be finished with either a stucco finish or siding.
9. Color - The exterior color scheme used for the house shall be natural earth tones and not primary colors and approved by the Design Consultant.
10. Windows - All windows will be considered but must be approved by a consultant.
11. Decks - Decks should be designed to be an integral part of the home. Any deck and railing materials should be compatible with the house and design finish. No aluminum railing in front unless approved by Design Consultant.

Roof and Trim

12. 30-year fiberglass shingles with raised ridge caps, color, and profile consistent throughout the entire neighborhood as determined by the Design Consultant. No wood shakes and shingles.
13. Roof pitch - Developer's client approval required.

Slopes shall range between except under the circumstance where an alternate design demonstrates a superior fit with existing landscape and site conditions.

14. Gutter, rainwater leaders and soffits other than those painted to match trim colors or selected in compatible color if pre-finished are permitted.

15. Any aluminum fascia gutter must be combined with a minimum of 2" wood or concrete fiber board fascia where appropriate to meet the requirements of the design guidelines. Wood trim to be smart board or equivalent unless approved otherwise.

Garages, Parking and Driveways

17. Each home site shall have an enclosed double garage. Detached garages should be behind the main house. Unless otherwise approved by design consultant.
18. Driveways shall be constructed of concrete, crush, or asphalt as approved by the Design Consultant.
19. Only licensed passenger vehicles are permitted. No commercial vehicles or equipment or machinery of any kind shall be parked or stored anywhere on a lot without approval unless for home construction purposes.
20. Any vehicle including trailers, boats, motor homes, campers, or recreational equipment are required to be stored inside an enclosed space or behind fencing or screening to the side or rear of the house.

Accessory Buildings

21. An accessory building with approved materials consistent with the principal dwelling and suitable for residential purposes only: i.e. garden storage, pool equipment.....

Landscaping

22. To enhance a settled appearance of the lots within the subdivision, the owner/builder is to complete the front yard landscaping within 6 months of completion of home unless weather conditions make it impossible to do so.
23. All yards fronting streets shall be landscaped with trees, lawns, shrubs and flower beds. Front and side yard areas fronting roads which are not landscaped with bedding areas shall be turfed or seeded. Some Landscape stones in combination of turf enclosure.
24. All front yard areas and any side yards fronting either road within the subdivision shall be landscaped with a minimum of one (1) tree. Corner lots deemed to have two fronting boulevards

are required to provide two (2) street trees. A Landscape plan to be approved by a design consultant.

25. A sprinkler system is required for front and side yard landscaped/lawn areas.

Fencing and Retaining Walls

26. No fencing shall be constructed in the front yard of a lot.
27. All fencing shall be of standard design and shall be constructed of cedar split-rail, cedar boards and/ or lattice panel or hedges along property lines and to be approved by design consultant.
28. Fencing at the rear of the property may only be constructed or installed with wire fencing combined with tree hedging.
29. All landscape retaining structures must be approved by the Design Consultant. Every effort should be made to minimize the visual impact of the walls through limiting heights and adding landscape treatments.
30. Wall materials should complement the character of the house. All retaining wall locations, height and materials selected must be reviewed and approved by the Design Consultant.

Lot Condition, Grading and Construction

31. Lot grading must conform to the approved site grading plan and where possible follow the natural slope of the landform.
32. Lot slopes should be integrated with the building to minimize the need for steeper grades.
33. Each vacant lot shall be kept clear of all debris, noxious weeds, or invasive plant species prior to construction of improvements.
34. The owners will have (1) year from the start of construction to complete all the works.
35. Construction on each lot may only commence after being approved by the Design Consultant. Once approved the owners have one (1) year from date of approval to complete home construction.
36. Delays created by unforeseen circumstances are subject to review by Developer.
37. The lot owner shall be responsible for repairing any damage to curb, sidewalk, roadways, swales, or service connections as result of the house construction.
38. Occupancy by any person is not permitted of the dwelling until the home has received final building approval by the Design Consultant and an occupancy permit from the TWSP of Spallumcheen.

General Restrictions

39. No owner or occupant of any lot shall cause, commit, suffer, authorize or permit any act of nuisance to originate or emanate from lots.
40. No pole, mast, clothesline, antenna, satellite dish over 2 Ft. (0.61 meters) diameter or any other similar object of any kind shall be situated on any lot or on the exterior of any building. Unless approved by design consultant.
41. No owner or occupant of any lot shall keep animals of any kind or description whatsoever except for domesticated household pets, which shall not be permitted to run wild or uncontrolled within subdivision bylaws or the TWSP.
42. The lot owner is required to keep the lot, sidewalk, curb and street clean and orderly during construction.
43. Hours of construction for all exterior work shall be as allowed under the Township of Spallumcheen.

Review Process and Forms

44. A refundable compliance deposit in the amount of \$3000.00 and a non-Refundable approval fee in the amount of \$500.00 plus GST is due upon purchase of the lot by the purchaser.
45. The Design Consultant is required to review the designs of all construction and alterations within Sunset Ridge Subdivision.
46. The following information and drawing are to be submitted to the Design Consultant for approval. It is highly recommended that the homeowner/builder have a pre-design meeting with the Design Consultant.
47. A Design review submission consist of the following:
 - a. A copy of the site plan that includes the existing topography and the location of the exterior wall of each floor.

b. Floor plans for all levels including the basement.

- c. The driveway location with slope calculations:
 - d. A typical cross-section indicating the setting of the house on the lot and its relation to the facing street.
 - e. Front elevations indicating the Architectural Character of the home.
 - f. Detailed elevation indicating the Architectural Character of the home.
 - g. Materials and colors list.
 - h. Landscaping plan.
 - i. Design review fee.
48. Drawings can be submitted to the approval authority for a building permit once approved by the Design Consultant.
49. There will be 3 inspections during the construction process:
- 1. Exterior finish - this finish must match the approved plans.
 - 2. Landscaping - landscaping must match the submitted and approved plans.
 - 3. Final inspection - when all work is complete as submitted and approved by the Design Consultant.
50. Requests for inspections are to be made in writing directly to the Design Consultant upon completion of the home construction and upon completion of the landscaping.
51. Once the inspection has been approved by the Design Consultant, the approved documents will be forwarded to the developer for release of the compliance deposit.
52. The compliance deposit will be released upon a successful inspection by Design Consultant as 50% (fifty percent) upon completion of home construction and the other 50% (fifty percent) upon the completion of landscape construction.

Sunset Ridge Review Forms:

Date:	
Lot:	
Owner:	
Address:	
Phone/Cell Email:	
Architect/Designer: Address and Phone	
Builder: Address and Phone	
Submitted by:	

Notes:	
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Building Surface	Materials	Manufacturer	Colour
Primary Wall Surface			
2nd Wall Surface			
Roof Surface			
Foundation			
Trim			
Window Frames			
Window Trim			
Soffit			
Eaves Trough			
Rainwater Leaders			
Porch/Deck Surface			
Railings			
House Doors			
Garage Door(s)			

Driveway			
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NOTES:
