

Hawks Landing Stage 1- Architectural Design Guidelines

1. Approval Process

No Lot shall be built on or used for any purpose unless and until the Developer has approved, in writing, the plans, specifications and siting of the dwelling, structures and landscaping. All plans must be signed by the Developer before submission to West Bank First Nation for application for a building permit and construction.

All developments shall comply with the West Bank First Nation Land Use Law, and will be constructed in compliance with all West Bank First Nation, provincial and federal codes and regulations as currently published. Note: Compliance with these Design Guidelines DOES NOT supersede the required approvals of West Bank First Nation.

The Developer shall have subjective discretion to modify and enforce any of the Architectural Guidelines from time to time.

2. Construction Scheduling

To enhance the streetscape, each owner must complete construction of any house or other improvement on the Lot within twelve (12) months from commencement of construction.

3. Siting and Plot Plans

The minimum setbacks for the principal building on the Lot will be as per the West Bank First Nation Zoning Bylaw and the applicable Development Permit. Where possible, minimizing the front yard setbacks and maximizing the rear yard space is encouraged. The Architectural Coordinator may revise the setback of the home to blend with adjacent home setbacks.

4. Site Coverage

To ensure proper massing appearance, the developer will require all houses to cover a minimum of 80% of the maximum building pocket width.

5. Accessory Buildings

Ancillary buildings will require specific approval from the Developer.

6. Lot Grading

Lot grading is to follow the natural slope of the landform and street elevations, and the owner shall ensure the grading provides for sheet flow storm drainage, existing and proposed drainage swales and the locations of any existing or proposed lawn basins, as indicated on the Lot Grading Plan. No changes to the Approved Grading Plan will be permitted. A copy of the Lot Grading Plan is available from the Developer for house siting purposes.

It is incumbent upon the owner to maintain the lawn basins and drainage swales in proper working order.

Lot slopes should be absorbed within the building massing to the extent possible (i.e., stepped foundations and floor levels). House excavation or construction must not undermine the slope stability of any roadway base without appropriate earth retention.

Final lot grading must be completed to accommodate the grade of the adjacent lot, with a smooth transition from lot to lot.

The Lot owner will not deposit earth fill, material, garbage, grass clippings or any other deleterious material over the top of any slope nor shall the Lot owner undercut the toe of any slope.

7. Foundations

This site contains high plastic clay material which has the potential to swell and cause damage unless treated properly. Therefore, all builders are required to construct all homes properly to ensure there is no negative impact from this material and all homes will require inspection and approval by Beacon Geotechnical Ltd. (1-250-861-6859) (or approved equivalent) once the excavation is done and prior to any foundation work plus monitoring during foundation construction. The recommendations from Beacon Geotechnical are to be followed. The following general requirements are provided

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only to give an idea of what may be required as an additional precaution for the high plastic clay. It is the responsibility of the Builder to obtain a recommendation from Beacon Geotechnical (or approved equivalent) for each building to determine the exact requirements. The Developer shall not be liable for any soil or foundation related items.

- The native high plastic clay shall not be used for backfill around foundations
- All footings and foundations shall be on a minimum 0.3m granular structural pad as recommended by geotechnical engineer.
- Areas of homes with basements deeper than 1.5m below finished grade - no further requirements
- Areas of homes with basement, crawl space, slab on grade less than 1.5m below finished grade (could include shallower portions of basement such as walkout or sunshine basement where it is less than 1.5m below grade) - bottom of foundation structural pad to extend a minimum of 1.5m below finished grade and clay under the floor to be excavated and replaced with structural granular fill material compacted as per geotechnical recommendation.
- Attached garages - bottom of foundation structural pad to extend a minimum of 1.5m below finished grade and clay 1.5m under the floor to be excavated and replaced with granular structural fill material compacted as per geotechnical recommendation. If the floor is to be a structural slab supported by foundation extending 1.5m below finished grade, then it may be possible to backfill under the slab with the native clay if recommended by the geotechnical engineer.
- Driveways, Walkways and other flat works - minimum of 0.3m of granular structural fill material is to be installed between the driveway and the native clay.
- Decks - piles for decks should extend a minimum of 1.5m below grade.
- Lot 584/585 - due to the proximity of the storm storage tank within the park the foundation on these lots may require additional depth if recommended by the geotechnical engineer.
- Weeping Tile - all homes are to have weeping tile.

The above is only a general indication of what may be required. It is the builders responsibility to contact Beacon Geotechnical (or approved equivalent) to verify and provide additional details as required for each new home constructed. Additional info can also be found with the Beacon Geotechnical report for the site.

8. Lot Services

The Builder is responsible to ensure they are familiar with the engineering drawings for the site as it relates to requirements on the lots. In particular the following items should be noted:

- Storm Service - all homes are to have weeping tile and must meet minimum basement elevations as specified on the engineering drawings. A back water value may be required or a sump pump and check valve to prevent any chance of storm water backup into the home as the storm system is designed to surcharge. Refer to engineering drawing 2394-D7 for requirements and minimum basement elevations.
- Sanitary Service - depending on the basement elevation a sanitary pump may be required to service the basement. In particular Lots 566-571 and 600-609 have the highest potential for this situation depending on the basement elevation. See table of estimated minimum basement elevations for gravity sanitary service for each lot on engineering drawing 2394-D7.
- Roof Leaders - to be connected to the storm service downstream of weeping tile connection.
- Water, sanitary and storm services will be provided to each Lot. BC Hydro, FortisBC Gas and Shaw services will be provided to each building and will require an agreement between owners in this regard. Telus is not currently intending to provide service to the site.

9. Architectural Theme

All homes in Hawks Landing will be built with Craftsman inspiration. Special design considerations are required on corner side and rear elevations and any elevation backing or siding park space.

The architectural design and location of the principal building on the Lot must be approved by the Developer.

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10. Repetition

To provide diversity the exterior colors shall not be repeated side by side or across the street with ideally a minimum separation of 2 buildings between repeating colors. Exterior front elevation designs can be repeated side by side but if possible efforts should be made to minimize this occurrence and separate the same elevations by using other plans or the same plans with front elevation modifications such as changing the direction of roof slopes, size and location of windows and doors, etc. House plans submitted to the Developer for approval must reflect the actual site conditions.

11. Massing

Vast expanses of blank walls are not acceptable. Two-storey homes are required to have a visual break between the first and second floors such as but not limited to offset of upper floor, balcony, mid wall batten etc.

12. Exterior Finishes (Material and Colour Schemes)

Siding is to be applied in a horizontal direction only, or a vertical board and batten, and must be Hardie Plank. All colors similar to that provided by James Hardie are acceptable but the Developer reserves the right to modify colors if they do not fit the overall streetscape.

Siding must be used in combination with additional door, window, corner and fascia/baseboard wood trim elements. Colours shall be in keeping with the approved construction styles. Monotone colour schemes are not permitted. Trim elements are to be in a contrasting but complimentary colour scheme.

All front elevations shall include a minimum of two architectural finishes. Acceptable secondary finishes may include: Stone Veneer, Natural Wood Siding, Hardie/vinyl shakes or other architectural cladding with specific permission by the developer, if consistent with approved construction styles. A minimum rock return of 24" is recommended.

13. Exterior Trims & Windows

Windows must be trimmed with window brick moldings supplied by the window manufacturer. A minimum of 1"x4" wood trim must be used around all window and door openings and at the corners of the building. Fascia trim will be a minimum of 2"x6" pre-finished aluminum. Trim or belly bands are required to delineate between the first and second storeys of each home.

14. Garages

All homes will require a single or double front drive attached garage.

Garage doors are to be Heritage or Carriage style to fit a Craftsman inspired theme such as: Creative Door or Wayne Dalton Carriage House Collections (preferred style), Steel Craft Carriage Craft Collection (with hardware (faux hinges/handles) and/or windows), Wayne Dalton Sonoma (with hardware (faux hinges/handles) and/or windows) or approved equivalent. Garage doors should be painted to blend in or match with the exterior cladding and trim colour. Doors with more details plus additions such as windows and hardware are encouraged.

15. Roof and Eaves

The minimum pitch for the main roof of the principal building and garage shall be 3/12 unless specifically approved by the Developer, where such lesser pitches are in keeping with the approved architectural styles. The pitch on corner and secondary roof pitches shall be greater on front elevations.

Roofing materials will be layered fibreglass shingles (minimum of 30 year warranty).

Roof vents must be installed on the rear roof slope where least visible from the street.

Minimum roof overhangs of 18". Soffits may be wood or pre-finished aluminum. Fascia must be pre-finished aluminium. All down spouts and eaves trough shall be aluminum.

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16. Parging

Maximum height of parging on all elevations shall be 24" above grade.

17. Chimneys

No concrete block chimneys will be permitted. Metal "A" or "B" vents for heaters or fireplaces shall be enclosed in a framed chimney chase which can be finished to match the exterior finish of the home or located to the rear of the house where it is not visible to the street.

18. Driveways

The driveway(s) shall be broom finished concrete at a minimum and exposed aggregate or patterned coloured concrete is an acceptable alternative if approved by the Developer. Any alternative material shall require the approval of the Developer. The maximum width of a driveway abutting a sidewalk or the curb will be 20 feet.

Storage of vehicles and equipment is not permitted in front yards.

19. Decks

All decks or balconies are to be built by the Builder, at time of construction. Rear decks must be a minimum of 60 sq.ft. As an alternative, the Purchaser or Homeowner may provide construction of the deck area if they provide written confirmation that completion will be done within one construction season from the completion of the home. Where the rear deck is elevated the columns supporting the deck must be built up and detailed to create a larger visual massing. It is highly encouraged to use the same stone or brick material as the front elevation, or other similar cladding used on the exterior. Decks backing onto green space or on corner lots will require additional treatment as referenced prior in this document. At grade decks or patios may be acceptable as an alternative to this requirement but require written approval from the developer.

20. Fencing

The following is a list of fencing requirements:

- All fencing is to be as per West Bank First Nation requirements. Any additional requirements or restrictions are noted below.
- The developer will provide 6' vinyl screen fencing on the back of Lots 566-570, 572-579 and on the side of Lots 566 & 609.
- The developer will provide black chain link fencing at the back of Lots 580-585, 586-589 and the side of Lots 585 & 586.
- Existing chain link fence is located at the back of Lots 590-609.
- All other property line fencing constructed by the builder or home owner shall be 6' vinyl screen or chain link fencing to match the color and style of the developer fencing.
- No fencing is permitted in the front yard beyond the front door if another lot sides the lot in the same orientation.

21. Landscaping

The landscaping must be completed within one (1) growing season from the date the Occupancy Permit is issued. Landscaping includes grading, addition of topsoil, laying of sod and planting of trees and shrubs.

Each owner must ensure that excess soil is promptly removed from the site and that landscaping and other site changes do not interrupt the drainage pattern.

The following landscaping requirements are to be met for all lots at a minimum:

- Front yard sod from the front of house to the curb or sidewalk at the roadway
- Corner lots will require side and rear yard sod which includes sod to the curb or sidewalk at the roadway on the side of the lot
- Minimum 1 tree in front yard - Minimum 1.5" caliper deciduous tree (measured 6" above the ground) or 5' tall coniferous tree (columnar or cedars will not count towards this requirement but can be installed in addition)

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- Front yard shrub bed with minimum 5 shrubs with a minimum 2' height or spread
- Other forms of landscaping or elements may be considered on a case-by-case basis under the sole discretion of the Developer (eg. low maintenance)

22. Retaining Walls

Prior to construction of any retaining wall greater than two (2') feet in height on the Lot, required to separate grades or to provide interrupted drainage, the owner will require approval from the Developer with respect to the type and colour of material, the height and location for the wall.

Retaining walls greater than five (5') feet in height must be constructed in accordance with the specifications of a certified engineer.

When terracing the yard landscaping the owner shall use either rock, brick or concrete walls faced with cultured stone or exposed aggregate to match and complement the exterior of the home. No rail ties are to be used in the construction of retaining walls.

It is the responsibility of the owner on the high side or the first person there affecting the grade to construct the wall.

23. General Requirements

- (a) Satellite dishes and antennas shall be placed only in inconspicuous locations.
- (b) No wrecked or partially wrecked motor vehicles, any salvage materials, goods intended for commercial use or sale, waste or refuse shall be stored, kept, or permitted to be kept or stored, on any Lot.
- (c) Lot owners shall not keep or permit to be kept, any farm or fur-bearing animals of any type or description, except for domestic household pets, which pets shall not be permitted to run wild or uncontrolled on the Lot.
- (d) No visible clotheslines are permitted.
- (e) No overhead wiring is permitted.
- (f) Electrical, television and telephone meters / equipment / cables are to be installed in an inconspicuous location.
- (g) No trailers, commercial vehicles, recreational vehicles, van conversions or vehicles exceeding one ton, or similar property shall be parked or stored on a Lot for longer than a 24 hour loading and unloading period.

24. Construction Practices

All construction debris shall be removed from the Lot as soon as reasonably practicable.

No burning on Lots shall be permitted.

No construction material or debris may be stored on adjacent lots.

Roadways and sidewalks shall be kept clean and clear at all times. Tracking of debris must be cleaned immediately.

The Lot must be kept clean and orderly during construction.

Special precautions must be taken during construction regarding ground and surface runoff.

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25. Compliance

To ensure compliance with the provisions of the building scheme, architectural design guidelines and other requirements of the Developer, a compliance deposit of \$2,000.00 per lot shall be paid by the Owner to the Developer.

The Compliance Deposit shall be returned to the Owner upon the written request to the Developer and all the terms of the building scheme and plan approval have been met, and the residential premises has been completed which includes:

- (a) occupancy permit issued;
- (b) exterior elevations, driveways, walks and final exterior paint;
- (c) site cleanup;
- (d) written request submitted to Architectural Coordinator to perform inspection;
- (e) approved final inspection as described in the architectural design guidelines;
- (f) landscaping as required in the architectural design guidelines.

The Developer will retain the Compliance Deposit, or a portion of it, for any of the following infractions caused by Owner, the builder, its subcontractors or agents:

- (a) violation of the building scheme and approvals;
- (b) changes to the approved design plans made without approval of the Architectural Coordinator;
- (c) unfinished yard landscaping and site drainage;
- (d) damage to surface improvements (including but not limited to roadside curbs, gutters and sidewalks, curb stop - water valve, driveway aprons and asphalt, boulevards, landscaped areas and trees, rear gutters and walkways, light standards, fire hydrants, grading and drainage swales, fencing, shallow utilities and structures, retaining walls and sedimentation/erosion);
- (e) failure to clean up the site, including failure to remove excavation material spilled on roads, sidewalks, neighboring lots or other areas of the subdivision; and
- (f) unauthorized dumping.

No part of the Compliance Deposit shall be returned to the Owner should the Owner sell the Property prior to meeting the above requirements. The Compliance Deposit shall continue to be held by the Developer and returned to the subsequent Owner provided that the above requirements concerning completion are satisfied within the time period permitted from the original date of Purchase and Sale. The Owner acknowledges that it is the Owner's responsibility to obtain from any subsequent Owner of the Property a credit on account of the Compliance Deposit paid to the Seller in accordance with this Contract.

For additional details on the Compliance Deposit Requirements refer to the Contract of Purchase and Sale for the Lot.

26. Builder Responsibilities

The owner is responsible to repair or pay the Developer to repair any damage to curb, sidewalk, roadways or service connections as a result of the house construction and landscaping activities. Inspections should be made prior to construction, informing the Developer of any existing damage. Once the house is constructed, the Lot and adjacent services will be inspected to ensure that any and all damage is repaired.



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The Developer shall have the right in its absolute discretion, to exempt any of the aforesaid restrictions relating to any of the unsold Lots and to exempt any of the Lots remaining unsold from all or any of the restrictions and benefits of these Architectural Guidelines.

27. Architectural Approval Process

Architectural Coordinator:

Lamont Land Inc

Email: phil@lamontland.com

General approval process:

If a builder will be building 1-3 different plans, the builder can submit an application for pre-approval to the developer for these standard plans (contact for application requirements). Once approved and prior to building permit application builders shall submit to the developer the colors and along with which elevation they will build, and provide a plot plan with main floor elevation and lot grading information. If acceptable the developer will provide a form indicating approval and they can then make application for building permit assuming the compliance deposit has been provided. Any substantial revisions to the plans that affect the exterior elevation are to be approved by the Developer.

Upon completion of house construction, final grading, landscaping and request for final inspection sent to the Developer, a final inspection of the property will be completed. If there are any deficiencies noted they are to be rectified prior to final approval. The final approval will be issued and the compliance deposit returned minus any non-compliance or damage as a result of the Builder construction.