



live your dream ■ build at The Rise

Welcome to THE RISE - A master-planned residential resort community perched on a sun drenched slope overlooking Okanagan Lake in Vernon, British Columbia.

In true Canadian tradition, the community offers a unique blend of single family homes and villas amid an abundance of natural landscaping, walking trails and hundreds of acres of protected habitat.

ensuring your home is built to the highest standards

Relieve yourself of the decisions surrounding building a home. Choose your own builder and let their team assist you with everything from the initial architectural design, to the construction and final decoration of your dream home.

preferred builders

- Rykon Construction Management
- Chriscan Enterprises
- Harries Construction
- Keith Dahlen Construction
- Miller Construction
- Trico Homes
- Heartwood Homes
- Precision Construction
- Arizona Construction (site prep)

design review committee

Once the decision to build has been made, owners and their designated designers and architects deal directly with the Design Review Committee (DRC) for the duration of the project. Heading up the review process is Mr. Darrin Collie, the Director and Associate of A+P3 (Architecture And Planning Inc., www.ap3.ca).



design **GUIDELINES**

preferred **BUILDERS**

to the highest standards



Protect Your Investment

Why are design guidelines important in a master-planned community?

Simply put, Design Guidelines protect your investment. They help maintain and enhance your community's value over time by setting a direction and providing specific design criteria and desirable living environments.

Their purpose is to ensure that a development's style and theme is implemented in a clear, concise and aesthetically consistent manner. Although they give specific direction they are general enough to allow you, your designers and builder flexibility to interpret individuality.

We established The Rise's Design Guidelines in response to the climate, terrain, and landscape of the Okanagan and they are intended to direct your home design decisions so they harmonize with the surrounding Bella Vista landscape. The underlying philosophy is the sensitive integration of residential neighbourhoods and

community amenities with the landscape in a manner which is not only sensitive but also enriching.

What are the objectives of the development's land use planning and design principles?

We've identified the following four objectives:

- maintain the highest standards of design excellence in all improvements
- preserve, protect and enhance existing natural features, including views
- create outdoor spaces that are natural extensions of the indoors, and that take advantage of the climate and views
- use plants, landscape structures and architectural details that respect the local context and respond to the Okanagan's unique climate and setting

What are the architectural design objectives?

View architecture was developed specifically to capitalize on the magnificent views and to assist in creating an environment

that supports the unique Okanagan-Tuscan Mediterranean lifestyle. The houses have simple massings, terraced building forms and earth tones to blend with the sloping hillsides. Materials such as stone, tile and stucco used inside homes, are found on patios and walls.

What is the approach to landscaping?

The approach is to create a seamless transition from the surrounding undisturbed native landscapes to the more urban environments of the residential and commercial areas. Vegetation must be predominantly native plant materials and encourage Xeriscaping (quality landscapes that conserve water and protect the environment).

What guidance does The Rise offer to owners who are ready to build?

To initiate the review and approval process and prior to preparing detailed plans, the owner and their designer meet with the DRC to resolve

any questions regarding building requirements or interpretation of the guidelines. The design review process includes:

- Pre-Design Briefing
- Preliminary Design Submittal
- Final Design Submittal
- Pre-Construction Conference
- Final Inspection - Building
- Final Inspection - Landscape

To assure that the environmental management zone, natural landscape protection zone and adjacent properties are not unduly damaged during construction and development, construction regulations are outlined in construction contract documents for each home and/or other improvements to a home site. All builders and owners are bound by these regulations.

THE RISE

364 Cordon Lane
Vernon, BC V1H 1Z9
250-542-5111
info@therise.ca