

4.0 DESIGN GUIDELINES

4.1 INTRODUCTION:

Developer's Intent

It is the intent of Kalview Estates Ltd. (the “Developer”) to create the consistent appearance of sophistication, elegance, and quality craftsmanship throughout the Graystone Subdivision. This objective is managed by a mechanism of design control that is sensitive to variations in design layout and site topography. These Guidelines are intended to protect the investment of residents in a relatively predictable manner through restraint of dwelling design and construction materials. Dwelling designs should not only take advantage of the view, but should also incorporate creative exterior features that when placed in conjunction with other homes will form an attractive street appeal for all residence to enjoy.

Included is information concerning:

- a. Specific requirements regarding site response and exterior dwelling house design and finishing and landscaping.
- b. The architectural control approval process.
- c. Wildland-Urban interface fire strategy

The criteria set out in these Guidelines will be used to ensure that all dwelling houses and structures have an attractive exterior appearance and that there are a broad variety of styles and designs. The Guidelines will also be used to restrict the height of buildings on certain Lots in order to maximize the view from all Lots in the Subdivision.

It is highly recommended that Builders and Owners study these Design Guidelines prior to submission of final plans to the Developer in order to avoid alteration to such plans. Individual plans will normally be processed within (14) fourteen days of submission. Approval from the Developer of such plans must be obtained in writing prior to application for a building permit from the Municipality of Coldstream.

It should be noted that the information contained in this document is a guideline. Variations may be approved if deemed appropriate by Kalview Estates Ltd., or its nominee, in its sole discretion.

In the event of inconsistency or contradiction between these Guidelines and the registered Building Scheme, then the Building Scheme shall govern and take precedence.

4.2 ARCHITECTURAL THEME:

Graystone at Kalview Estates' architectural theme reflects the design elements found in both the Craftsman or Prairie styles of architecture. To provide an idea of the characteristics of each style a description follows.

PRAIRIE:

A typical Prairie dwelling house has large overhanging eaves and a low-pitched, often hipped roof, which creates a distinctive horizontal quality reminiscent of the Midwest United States where this style was born. The overhanging eaves supported by stout, squared columns create spacious porches, a common characteristic of the Prairie style.

With an emphasis on fitting architecture into the environment the Prairie dwelling house takes on a low flat appearance. Horizontal lines are punctuated by vertical elements, big chimneys, masonry piers, and tall casement windows. The low roofline might be hipped, flat, or gabled, but it usually has wide overhang eaves and enclosed rafters. Sturdy, square pillars anchor the entrance and the corners of the building. Like Craftsman houses, Prairie houses claim honesty in the choice of building materials. Architects will use wood, stucco and rock whenever possible. Despite its distinctive exterior appearance, the real achievement of the Prairie house lays in its freed-up floor plan and the way it makes walls, inside and out, seem to disappear. At its best, the Prairie house is not a collection of walls defining empty spaces, but flowing space that de-emphasizes the surrounding walls. Windows are no longer simply holes punched in walls, but "light screens" that invite the outdoors in. With wall use minimized, one centrally placed fireplace is often enough to warm the whole house, physically and psychologically. At its inception, the Prairie house was more than a 'style'; it was a revolution in the design of living spaces.

4.2 ARCHITECTURAL THEME:

CRAFTSMAN:

The Craftsman-style dwelling house was popular during roughly the same period as the Prairie style. This style has low-pitched, gabled roofs with wide, unenclosed roof overhangs, in which beams and roof rafters are left exposed. Decorative brackets are common. Craftsman dwelling houses commonly feature full-or partial-width porches with roofs supported by square columns. The columns or column bases commonly continue to ground level without a break at the level of the porch floor.

A furniture maker named Gustav Stickley created the Craftsman style and helped popularize the Bungalow, by far the most sought after house type of the early 20th century. The important concept behind a Craftsman bungalow was that it had to be perfectly suited to the use for which it was intended. The exterior design followed as a matter of course and was always simple, appropriate to its suburban or rural setting, and honest in its use of materials.

The highly crafted decorative features used in a classic Craftsman expresses structural consideration. Exposed rafter ends are almost a Craftsman trademark. Symmetry for symmetry's sake is frowned upon yet symmetry for simplicity's sake is encouraged. Large stone or brick exterior chimneys suggest a broad hearth and a warm and happy family life within. Fresh air and sunshine are considered essential to health and comfort, and so there has to be at least one outdoor "room" for fair weather dining, sitting, or visiting. A porch is mandatory, and often a pergola as well. Frequently there are sleeping porches. Gardens and landscaping are integral to the design.

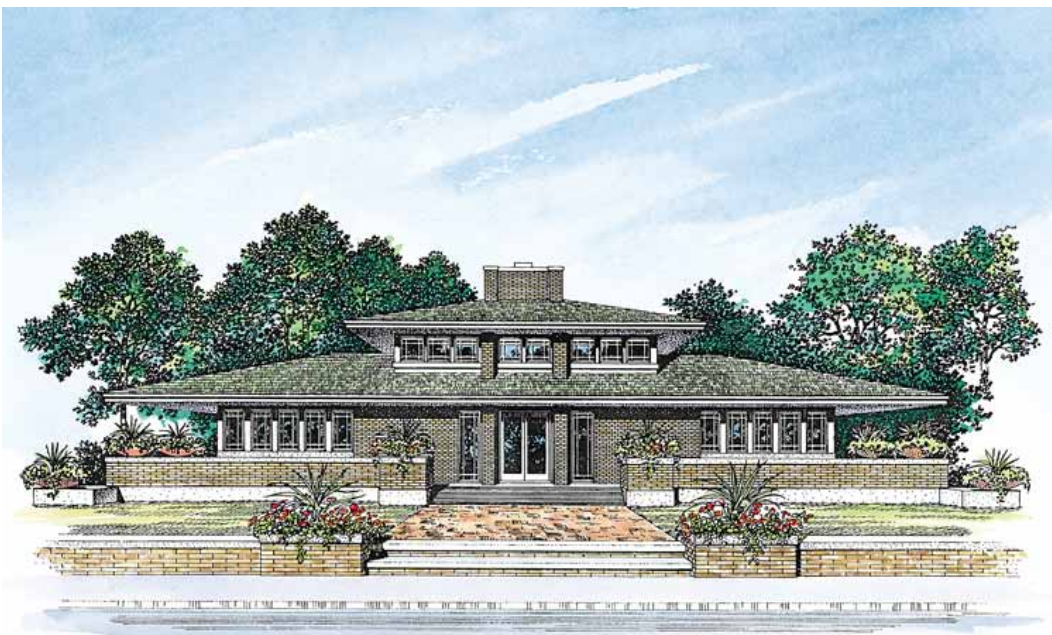
Craftsman materials include wood-shingled walls and wooden rafter ends, sturdy masonry foundations, smooth rounded stone column bases and veneer treatments, stuccoed or cement wall finishes and flat tile or wood shingle roofs.

4.2 ARCHITECTURAL DESIGN EXAMPLES:

CRAFTSMAN:



PRAIRIE:



4.3 ARCHITECTURAL REQUIREMENTS:

4.3.1 EXTERIOR MATERIALS AND FINISHES:

1. Finishing materials are to be the same for all elevations. The following exterior materials will be permitted:
 - Hardi Plank
 - Acrylic Stucco
 - Wood timbers
 - Wood shingles
 - Brick or Stone veneers

NOTE: Alternative materials may be considered where the Builder presents a sample for review. Fire retardant construction materials should be used in keeping with the District of Coldstream's wildland-urban interface fire strategy policy;

2. If stucco is used it must be applied keeping with the Architectural Theme. The "California" look will not be accepted.
3. Trim is required on all principal windows where appropriate with the following general exceptions:
 - (sliding) doors
 - small kitchen windows
 - small bathroom windows
 - door sidelights
 - basement windows (except split levels and walk-ups)
4. Brick or stone veneer elements must be present on each dwelling house on the elevation viewed from the street. Small patches of veneer randomly placed will not be accepted. Veneer may be applied at partial or full height across the front elevation; however, the veneer must be returned on each side elevation by a minimum of 24 inches.

The Developer may consider significant architectural detailing in lieu of brick or stone elements.

5. Parging: gray parged concrete exposed to front and side elevations must be limited to a height of 6 inches.
6. Vinyl Siding of any kind is not acceptable.

4.3.2 EXTERIOR COLOURS

1. Exterior colours shall be earth tone hues, but not white. Dwelling houses with colour schemes that detract from the street or are too similar to neighbours within a (3) three-Lot radius will not be approved. No Dwelling house or accessory building may incorporate pure white as an exterior finishing colour; however, off-whites and beiges are permissible. White vinyl windows are prohibited.

4.3.3 FLOOR AREA:

1. The floor area for a Dwelling House will not be less than 1,800 ft² (unless otherwise approved by the Developer) on one floor except that the floor area on one floor may be reduced to 700 ft² where there are two floor levels exclusive of the basement floor.

4.3.4 BUILDING HEIGHT:

Unless otherwise approved by the Developer in writing the building heights for the following Lots measured at the centre of the dwelling house from the top of the curb on Graystone Drive adjacent to the Lot to the highest point of the roof shall not be greater than

Lots 1 - 3	5.5 metres
Lots 4 – 12	5.75 metres
Lot 13 - 14	6.0 metres
Lots 15 – 20	6.25 metres

4.3.5 FRONT DOORS AND ENTRANCES:

1. Architects and Designers should pay particular attention to the front entrance way as it is the first impression of the home. Overwhelming garage doors or extrusive features which draw the attention away from the front entrance way will not be permitted.
2. Front doors are to be stained strong accent colours. (White and Beige will not be permitted.).

4.3.6 FRONT ELEVATIONS:

1. With the exception of walk-ups, basement windows will not be permitted on the front elevation.
2. Each dwelling house is to provide a brick or stone architectural detail having an area of not less than 50 ft² on the front elevations. Alternative forms of architectural detail may be considered on an individual basis.

4.3.7 CHIMNEYS AND VENTS

1. Chimneys and vents shall be finished in a material compatible with the exterior of the building. All roof vents shall be located at ridge or wherever possible on roof surfaces sloping towards the rear yard and supplied in a colour to match the roof of the building.
2. Chases may be finished in any siding material previously listed; however, no unfinished chases will be permitted.
3. Concrete block exterior finish will not be approved.

4.3.8 MIX OF HOUSE DESIGNS:

1. No two dwelling houses of the same type separated by less than three dwelling houses may have the same exterior design or color.
2. Two similar dwelling house types sited within less than three Lots between them must comprise significantly different roof configuration, window schedule entry treatment, and trim and color schedule. The dwelling house may be reversed if appropriate.

4.3.9 ROOFSCAPE COORDINATION:

1. Variety with coordination is the objective in terms of roof forms and heights.
2. Roof eaves must overhang not less than 24 inches, unless specifically approved.
3. Prairie style homes shall have a roof eave overhang of not less than 30 inches.
4. Flat roofs are not permitted unless limited in area and forming an integral part of the architectural character of the building.
5. Roofs shall have a minimum pitch of 4:12.
6. Roof profiles to all side yards are limited to a cottage or hip style.
7. Roof heights and/or roof slopes may be reduced where building Lots directly across the street have main floor elevation differential of less than 6.0 m or approximately 20'.
8. Roofing material should be Asphalt shingles. Ridge Caps are encouraged.

4.3.10 WALLS

1. There shall be no unbroken expanse of building facade on any dwelling house which exceeds 30'-0" (9.0 m) before a minimum shift of 2'-0" (0.6m) in the wall plane occurs.
2. Porches, decks, trellis structures or intermediate roofs are all considered appropriate structures to achieve required one story eave line requirements and are encouraged as they allow for variety and a transition from the dwelling house to the street reducing the visual impact of attached garages.
3. A height of a story is the vertical distance measured from grade to the underside of eave.
4. The maximum height of a story is 12'.

4.3.11 WINDOWS

1. Metal clad or vinyl windows are preferred; however, wood may be permitted.
2. Additional window detailing such as stained glass, window seats, or boxes and/or mutin bars are required on all windows visible from the street.
3. No aluminum windows will be permitted.

4.3.12 SOFFIT, GUTTER AND FASCIA

1. Overhangs are to be a minimum of 18"; however, a soffit width reduction to 12" will be accepted with the appropriate architectural style of the dwelling house subject to the discretion of Developer.
2. Minimum 2" x 8" (nominal) fascia is required. Deeper fascia is approved, but must incorporate corbel detail or shadow effect.
3. Wide profile extruded fascia gutters must be painted to match fascia.

4.3.13 DRIVEWAYS AND GARAGES

1. Driveways are to be constructed using exposed aggregate, stamped concrete and/or brick/stone pavers. Broom finished concrete must receive a minimum 18" border treatment (Border area to be 15% of driveway area). Border treatments to be coloured broom finished, stamped concrete or approved alternate material to main driveway area. Asphalt paving is not acceptable. Colour should be compatible to the building's colour scheme, or to match the brick or stone finish on the dwelling house.
2. Driveways should not be placed directly along any property line. A minimum 3 feet of soft landscaped area should be provided between driveway and Lot line.
3. Side yard parking stalls are not permitted; however, side yards which are screened by evergreen landscaping may be considered on an individual basis.
4. All dwelling houses are to have a minimum of a double, fully enclosed, attached garage and the driveway layout must provide for at least two additional cars to be parked on site. Carports are not permitted.
5. Three (3) car garages must include a minimum 18" setback for at least one door.
6. Garages facing a street shall be offset from the front face of the building or entry feature by a minimum of 3 feet to a maximum of 10 feet and must include minimum 6" built-up corners and recessed doors or featured garage carriage doors.
7. Side accessed garages shall be exempt from the requirement above; however, the front wall of the garage facing the street must provide an architectural element such as a bay window, built-up corners or similar detail to provide visual interest to the streetscape.
8. Garages with sidewalls not facing, but exposed to streets, shall provide an architectural setback relief in the total length of wall. Windows, decorative features or similar design elements will be acceptable.
9. Garage doors are to be painted or stained in colours complementary to the siding or trim colour.. Metal doors are acceptable only in solid core or with ribbed stiffeners, and with specific approval of the Developer.
10. Single, large solid sectional garage doors are discouraged to all street elevations.
11. The garage must extend a minimum of 18 inches on each side of the garage doors.
12. The maximum height of the garage door is 8 feet.

4.3.14 OFFSTREET PARKING:

Two off-street parking spaces shall be provided and maintained in accordance with the provisions of Schedule "B" of the District of Coldstream Zoning Bylaw.

4.3.15 OTHER CONSIDERATIONS

1. All building facades must include a minimum of two cladding materials to provide a visual interest, limiting expansive flat wall surfaces. Wooden buildups, planking detail, etc. are required.
2. As part of the overall architectural coordination, the streetscape will be reviewed and controlled with regard to window proportions, roofline transitions, finishing variations, etc.
3. All dwelling houses must incorporate a covered front porch unless otherwise approved by the Developer on an individual basis.
4. Balcony railings should be "transparent" in character and if located to the front street should incorporate historical elements or similar traditional character.
5. Any decorative wall shingles must be finished with a solid paint or stain.
6. No aluminum doors or windows will be permitted.

4.4 SITE REQUIREMENTS:

4.4.1 BUILDING SITING

All of the Lots have pre-established building envelopes (the “Dwelling House Building Envelope”) and main floor elevations must be adhered to in order to enhance all aspects of the topography and views for all concerned. Dwelling houses must be sited within the Dwelling House Building Envelope. The Dwelling House Building Envelope will be shown on a plan to be provided by the Developer for each Lot (the “Homesite Plan”). Architectural features (hereinafter called “projection(s)”) which attach to a dwelling house and which project from the exterior wall of such dwelling house, building or structure, may protrude from the Dwelling House Building Envelope provided that:

- a) where such projections are chimneys, cornices, built in hatches, leaders, gutters, pilasters, belt courses, bay windows or ornamental features, the projection may protrude from the Dwelling House Building Envelope by not more than 0.6 metres (1.968 feet); and
- b) where such projections are steps, eaves or sunlight control projections, the projection may protrude from the Dwelling House Building Envelope by not more than 1 metre (3.281 feet):

4.4.2 MAXIMUM DECK AREA

An uncovered balcony, porch, deck or landing which is attached to the dwelling house may extend from the Dwelling House Building Envelope into the maximum deck area shown the Homesite Plan. No roof line may extend into such maximum deck area except as permitted in the preceding Section 4.1;

4.4.3 BUILDING PER LOT:

The number of buildings per Lot shall be not more than one single-family dwelling house, one domestic garage and one other accessory residential building.

4.4.4 BUILDING MASSING

1. The massing of each 1 1/2 or 2 story building should establish a one-story eave line on all street elevations as well as on all rear elevations on all sites.
2. Dwelling house form, heights and facade details should be coordinated with neighbours to ensure a gradual transition from one type of dwelling house to another. Abrupt changes in heights of eaves and fascias should be avoided.

4.5 LANDSCAPING:

All owners are responsible of individual Lot landscaping and must employ the services of a Developer Approved Landscape Contractor for purposes of the drafting of plans and specifications and the installation and construction of all landscaping on the Lot.

4.5.1 LANDSCAPE PLAN:

A Landscape Plan must be prepared for the entire Lot illustrating the integration of all site elements in a manner that enhances the individual dwelling house and creates a cohesive streetscape appearance that compliments the neighbourhood. A sample Landscape Plan illustrating layout and detail requirements is available in the Subdivision Details Package or will be made available by the Developer upon request.

4.5.2 STREET FRONT LANDSCAPING

1. Front yard areas shall have a minimum of two (2) trees (including the boulevard trees) supplied by the Owner. Planted trees are to be a combination of 2 inch minimum caliper deciduous and/or 8 foot high conifers. At least one (1) tree must be a conifer.
2. A minimum of 25 shrubs, are required in the front yard of the Lot. It is the responsibility of Lot Owners to maintain all plantings within their Lots, including any street trees planted by the Developer. Groupings of plants are preferable to scattered specimens. The best impact is achieved where masses of the same species are used. As an alternative to typical planting at the building foundation, a planting bed may be introduced away from the dwelling house, in view of windows.

4.5.3 FENCING:

1. Fences in front yards are not permitted.
2. Fencing for side and rear yards is to be a maximum height of 5'0", all side yard fencing is to end at the front setback line.
3. Fencing which unreasonably restricts or impedes the viewscape of a neighbouring Lot in the subdivision will not be approved;
4. All fencing must be approved by the Developer prior to construction.

4.5.4 TEMPORARY LANDSCAPING

1. In the case of a vacant Lot (as determined by the Developer to be vacant) that has been purchased from the Developer the entire Lot area or a lesser area as determined by the Developer with a view to preserving and enhancing the aesthetics of the subdivision shall be landscaped in lawn. Sod or seed are acceptable.
2. Landscaped area must be irrigated with a timed underground sprinkler system.
3. Landscaped area must be maintained and mowed on a regular basis.

4.5.5 HARD LANDSCAPE AND ANCILLARY LANDSCAPE FEATURES:

1. Hard surface decks at grade shall be finished to match the driveway. Asphalt will not be permitted. The Developer may permit wood, subject to approval.
2. Significant Lot coverage by hard landscape surfacing will not be permitted.
3. Indirect outdoor landscape lighting is encouraged. Outdoor light fixtures shall provide down lighting, up lighting or back lighting and shield the light source. High wattage outdoor lighting is not allowed and any security or additional lights shall be positioned so as not to illuminate adjacent properties. Fixtures shall coordinate with the exterior building features, situated for example in the vicinity of the front door, along the entrance walkway and/or flanking the garage.
4. Each residence shall have a posted house number in a design specified by the Developer.
5. Storage facilities, if any, shall match the dwelling house's style and finish. Pre-manufactured storage sheds, which do not match the style and finish of the dwelling house, will not be allowed. All stored items, including recreation vehicles and landscaping equipment, shall be screened or kept within the dwelling house.

4.5.6 SWIMMING POOLS AND SPAS

1. The size, shape and siting of swimming pools and spas, if any, must be approved by the Developer. Pool and equipment enclosures shall be architecturally related to the dwelling house and other landscape structures. Swimming Pools and spas should be drained into the Municipal Storm Water System and not drained by gravity or siphon over land.

4.5.7 WILDLAND-URBAN INTERFACE FIRE STRATEGY

1. Consideration should be given to fire control measures when preparing Landscape design. Low combustion plant types and mulching materials should be incorporated into the overall Landscape design.

4.5.8 OTHER CONSIDERATIONS:

1. All yard areas shall be landscaped with trees, lawns, shrubs and flowerbeds. Lawn only is not adequate. Lawns shall be sod not seeded.
2. All landscaped areas must be irrigated with a timed underground sprinkler system.
3. Hedges shall be maintained at all times to a maximum of 4 feet overall height to respect view corridors except hedges between dwelling houses on adjacent lots shall be maintained at all times to a maximum of 8 feet overall height. All sod and landscaping shall be placed and completed within six (6) months of completion of any dwelling house. Exceptions may be granted by the Developer for delays due to the time of year and weather, etc.
4. All boulevard or accent trees will be subject to a 15-foot height restriction to maintain view corridors.
5. All "For Sale" signs in the standard format are to be approved by the Developer. Both temporary and permanent signage must be coordinated and approved by the Developer.

4.6 RETAINING WALLS:

4.6.1 RETAINING WALLS

1. The location and materials of all retaining walls must approve by the Developer prior to construction. All retaining walls must be constructed in compliance to the District of Coldstream's retaining wall policy. Owners are required to contact Geotechnical Engineer Roy van Ryswyk (250) 838-2215 (or such other engineer as the Developer may designate from time to time) at the expense of the Lot Owner prior to commencing design of any retaining walls. The Developer shall require written confirmation from Roy van Ryswyk to the extent that the design of the proposed retaining wall satisfies any geotechnical concerns prior to the Developer reviewing the proposed retaining wall for construction approval. In no way shall satisfied geotechnical concerns obligate the Developer to approve any retaining wall.
2. Owners of Lots 1 – 21 who choose to construct a rear yard retaining wall may do so at the owner's expense conditional that any such wall be constructed in accordance with the Kalview Estates Graystone Subdivision "SierraSlope Retention System" Retaining Wall Design. Owners are required to Rob Lowe of Lowe's Hoes (250) 308-9323 (or other such retaining wall system installer as the Developer may designate from time to time) to obtain an installation quote and to arrange for construction. Owners are urged to contact the Developer (250) 306-0355, or by email at info@kalview.ca, should they have any questions or concerns related to the retaining wall system.

4.7 APPROVAL APPLICATION REQUIREMENTS:

The following process must be followed before a construction plan approval for building permit application purposes can be granted by the Developer:

4.7.1 PRE-DESIGN CONFERENCE:

The Lot purchase must be fully completed prior to the Pre-Design Conference.

Prior to submitting preliminary design plans to the Developer for approval, it is required that the owner and his designer and/or contractor arrange an on site Pre-Design Conference with the Developer. A Pre-Design Conference enables all parties to review the existing site factors before design commences and ensures that the owners and designer and/or contractor have a clear understanding of these Design Guidelines. It is highly recommended that owners and their architects study these design guidelines prior to the Pre-Design Conference. Existing site factors include:

- Grade and drainage patterns;
- Unique features of the Lot;
- Lot and Building orientation to maximize views and private areas;
- Orientation of morning and afternoon sunshine;
- Driveway approach and sidewalk locations;
- Municipal setback requirements;
- Legal Pins and markers;
- Location of utilities, hydrants, water valves, signs, street lighting electrical, telephone pedestals, etc;
- Existing neighbouring dwellings and designated building envelopes.

4.7.2 PRELIMINARY DESIGN APPROVAL APPLICATION PACKAGE REQUIREMENTS

Once a Pre-Design Conference has been held, the owner shall submit, to the Developer, Preliminary Design Plans for approval prior to commencing detailed construction drawings. The submission shall include:

1. One signed and dated copy of the “Application for House Plan Approval” form, which can be found later in these Design Guidelines. Under the section “Application Type”, the “Preliminary Approval Application” box should be selected;
2. Two full sets of Preliminary Design Plans, scale 1/4” = 1’ or metric equivalent, including:
 - a. Preliminary site plan (scale 1/4” = 1’ or metric equivalent) which illustrates the designated Dwelling House Building Envelope, footprint, setbacks, patios, sidewalks, driveways, pools and accessory buildings;
 - b. Preliminary Floor Plans (scale 1/4” = 1’ or metric equivalent) including basement, garage, and main floor geodetic elevations;
 - c. Roof Plan (scale 1/4” = 1’ or metric equivalent), including geodetic elevation of roof height;
 - d. All exterior elevations (scale 1/4” = 1’ or metric equivalent);
3. A digital CD of the Preliminary Design Plans prepared in PDF file format;
4. If a preliminary colour pallet has been established, colour chips and proposed finishing material should be submitted;
5. Such other matters as the Developer may request..

4.7.3 CONSTRUCTION PLAN APPROVAL APPLICATION REQUIREMENTS:

There shall not be constructed, placed, erected or maintained on any Lot any dwelling house, building or other improvements unless and until the building plans and specifications (showing compliance in all respects with these restrictions, elevations, siting, grading, size, colour scheme and all materials to be used) have been submitted to and approved in writing by Kalview Estates Ltd. or its nominee for such purposes.

The following items will be required before building plan approval application can be evaluated:

1. All plans submitted for approval shall conform to the District of Coldstream bylaws, the National Building Code of Canada and the BC Building Code in effect at that time. A copy of the approved House Plan Approval form and a single set of Construction Drawings signed by the Developer or the Developer's nominee will be returned to the Owner for submission to the District of Coldstream prior to their issuance of a building permit.
2. A non-refundable \$500.00 plan-processing fee.
3. Two full sets of Construction Drawings, scale 1/4" = 1' or metric equivalent, including:
 - o Site Plan (detailed requirements contained in "Plan Approval Application")
 - o Foundation/Basement Plan and Basement level geodetic elevations.
 - o Floor Plan(s) including garage and main floor geodetic elevations.
 - o Roof Plan, including geodetic elevation of the top of roof height
 - o All exterior elevations
 - o Sections and details
 - o Exterior materials and colour*
 - o Roof material and colour*
 - Colour chips and example of all exterior materials must be provided.
4. A digital CD of the proposed Construction Plans prepared in PDF file format;
5. Two full sets of landscape drawings**, to scale, including:
 - o Building footprint
 - o Hardscape, complete with sidewalks, curbs, patios and driveways
 - o Retaining walls
 - o Pools, decking and fencing
 - o Planting beds, lawns and trees
 - o A legend indicating specifications of all materials.
 - o Drainage Design and connection to Storm Water System, or alternative disposal method approved by Geotechnical Engineer Roy van Ryswyk (250) 838-2215
6. Schedules B1 and B2 of the British Columbia Building Code 1998 (the "Code") provided by Geotechnical Engineer Roy van Ryswyk (250) 838-2215 (or such other engineer as the Developer may designate from time to time) at the expense of the Lot Owner. Specific items to be addressed are Sections 4.1, 4.2, 8.1, 8.3 and 8.4 of the Code. For greater certainty the Lot Owner shall be required to engage the services of the aforesaid Engineer at the expense of the Lot Owner for the aforesaid purposes;

7. A Site Plan prepared by W.E. Maddox, BC Land Surveyor, (250) 542-4343 (or such other BC Land Surveyor as the Developer may designate from time to time) at the expense of the Lot Owner. Specific items to be addressed are the location of all existing and proposed improvements on the Lot, the elevations of the ground levels, proposed floor elevations in relation to adjoining streets and sewer connections.
8. Design drawings of all manufactured structural components such as wood roof trusses, proprietary wood-joist systems, beams and columns, etc. Detailed wood truss design should identify the location of all weight bearing areas in excess of 5,000 lbs.
9. One signed and dated copy of the “Application for House Plan Approval” form, which can be found later in these Design Guidelines.
10. After the Developer or its nominee has given approval to the plans, any revisions to the plans must be submitted by the Owner to the Developer in writing along with a non-refundable amendment-processing fee in the amount of \$125.00.
11. A refundable \$10,000 Security Deposit.

All aspects of the landscaping must conform to the Landscape Guidelines contained herein.

**If the full set of landscape drawings are unavailable at the time of submission for plan approval, then such landscape drawings must be submitted and approved prior to commencement of landscaping.

Plans will be reviewed by the Developer and required revisions, if any, noted and one (1) set of plans will be returned to the Owner or his Builder. The Developer shall have sole discretion on the final approval of any plans, details and applications submitted.

In situations where the Developer finds it appropriate for architectural review reasons, the Developer may request a coloured front elevation sketch plan or a magnified drawing of a specific detailing item.

Please Note: Incomplete submissions will be returned without review.

4.7.4 BUILDER APPROVAL

The Developer must approve the Dwelling House Builder, in writing, prior to plan approval being granted. Builder approval will not be unreasonably withheld. In the case where a change of Builder is made during construction, the Developer must first approve the new Builder before construction may resume.

4.7.5 CONSTRUCTION STARTUP

The owner must commence construction, without deviation from the Developer Approved Building Plans and Specifications, within twelve (12) months after receiving Developer Approval. Failing the commencement of construction within twelve (12) months such approval shall become void.

4.7.6 FINAL INSPECTION

Upon completion of the dwelling house, structure or improvement and all required landscaping and Lot grading, the Owner shall request a Final Inspection from the Developer. The Developer shall issue to the Owner a list of deficiencies, if any, to be completed. The Owner will immediately rectify any and all deficiencies and request a second site inspection. If the Owner shall fail to observe, perform or keep any of the provisions of the Design Guidelines the Developer may, at its sole discretion and without prejudice to any other remedy, rectify the default of the Owner, at the Owner's expense and without limiting the generality of the foregoing may:

- 1) Enter onto the Lot and do or cause to be done through its servants, builders and others, all such things as may be required to fulfill the obligations of the Owner
- 2) Make any payments required for and on behalf of the Owner.

4.8.SUMMARY OF THE CONSTRUCTION PROCCES AT GRAYSTONE:

- STEP 1: Individual purchases Lot from the Developer;
- STEP 2: Individual selects an Architect and both parties decide upon concept ideas for dwelling house design selection and layout;
- STEP 3: Individual and his Architect arrange an on site Pre-Design Conference with the Developer;
- STEP 4: Individual and his Architect design preliminary floor plans and submit to the Developer for approval prior to commencing detailed design;
- STEP 5: Individual and his Architect complete detailed construction plans;
- STEP 6: Individual selects a Builder;
- STEP 7: The Builder submits approval documents as set out below to the Developer or the Developer's nominee;
- STEP 8: Upon approval of all elements, the Developer will return a signed copy of the House Plan Approval Form accompanied with a signed copy of the Construction Drawings to the Builder who in turn applies for a building permit from the District of Coldstream.

NOTE: The issuance of approved construction drawings or other information by the Developer or the consulting engineer or other agent of the Developer in no way absolves the Builder and the Lot Owner from complying with all regulatory requirements, statutory or otherwise, such as approval by the District of Coldstream.

The actual construction must not begin until a building permit is obtained from the District of Coldstream;

- STEP 9: Builder excavates basements and cribs the footings and walls to approved grades;
- STEP 10: BC Land Surveyors Certificate must be provided to the Developer which includes:
- A plan view of the Lot and building footprint and connection to deep utilities, including Sanitary sewer and Storm water.
 - Geodetic Elevation showing:
 - i. Curb Elevation at Centre of Driveway
 - ii. Garage Floor Elevation (Finished Grade at Entrance)
 - iii. Main Floor Elevation (Finished Grade at Entrance)
 - iv. Basement Elevation
- STEP 11: Builder constructs dwelling house or other improvement to approved specifications (grades, design, colors). Upon completion of all elements, the Builder advises the Developer and requests a Final Inspection. Prior to inspection the Builder must ensure that the water valve is exposed and clearly marked and all concrete (sidewalks, curb and gutters, swales, etc.) is cleared of all snow, dirt and other debris;

STEP 12: Final Inspection is done by the Developer or its nominee regarding the compliance with approved plans, drainage patterns and damage to sidewalks, fences, curb boxes, gas lines, Telus terminals, electric light terminals, water valves, manholes, hydrants, curb and gutters, streets and other structures. Landscaping must be completed;

STEP 13: Upon final approval the Security Deposit will be returned within 30days.