

Dave Scott



"the community with natural advantages"

ARCHITECTURAL
DEVELOPMENT
GUIDELINES

PHASE IVA & IVB

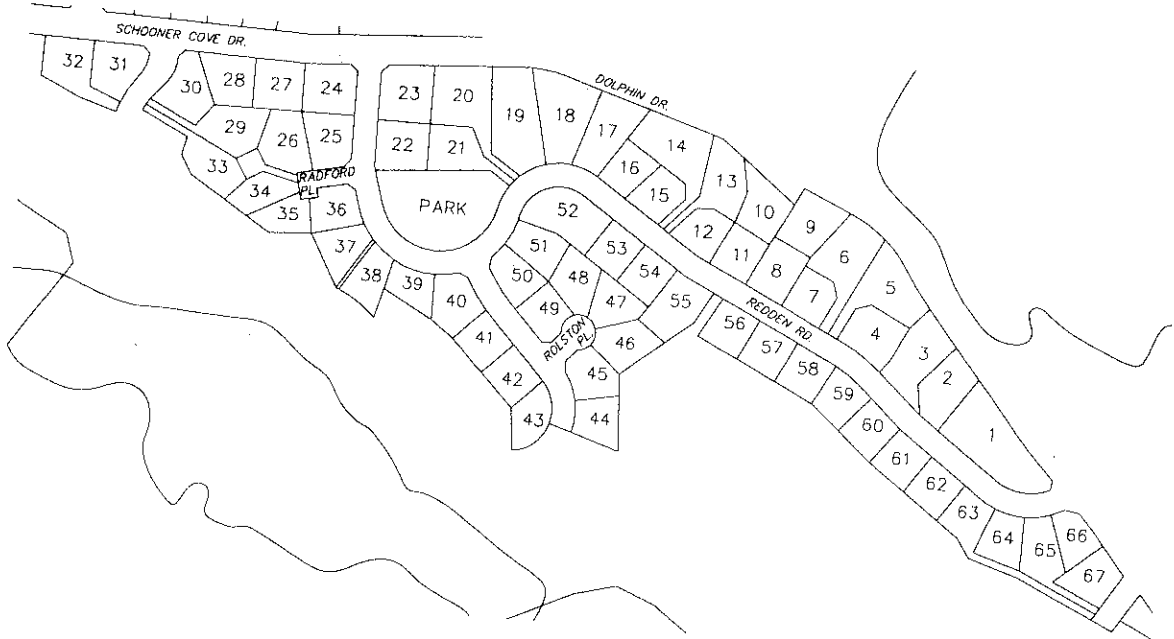


ARCHITECTURAL DEVELOPMENT GUIDELINES

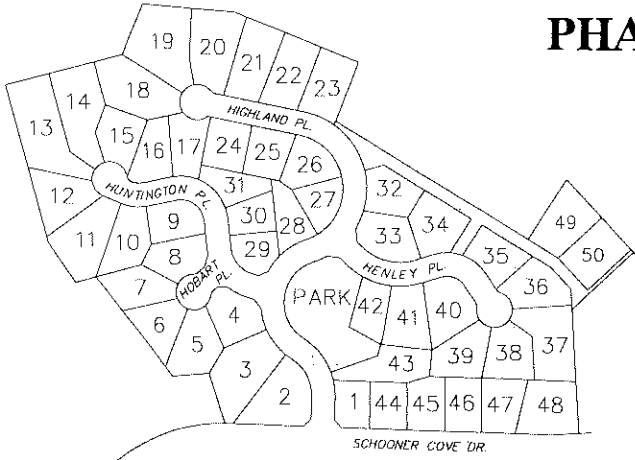
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PHASE IVA



PHASE IVB



1.0 INTRODUCTION

Fairwinds is a 1,300 acre multi-phased residential development in Nanoose Bay on Vancouver Island, B.C., Canada, by Fairwinds Joint Venture (Fairwinds). This fourth phase of the development consists of two subphases: IVA (67 lots), and IVB (51 lots).

This document provides a series of subdivision guidelines which will direct home buyers, designers and builders toward appropriate building forms and details and applies to all lots in Phase IVA and IVB except lot 1 in Phase IVA and lot 51 in Phase IVB. **Specific modifications to the guidelines will be considered where it can be demonstrated that this is required to take advantage of unique lot characteristics.**

1.1 DESIGN GUIDELINE OBJECTIVES

The Design Guidelines are the mechanism which contributes to a high level of quality design in the community.

This document must be read in conjunction with the Disclosure Statement for Fairwinds Phase IVA & IVB, which contains regulations that do not appear in these guidelines, but which have priority over the provisions in the Architectural Guidelines and which will be enforced.

1.2 EXPLANATION OF DISCLOSURE STATEMENT

The Disclosure Statement contains several restrictive covenants, among which include the Statutory Building Scheme and a registered Restrictive Covenant. These documents are of a very similar nature and have been registered by the developer to legally enforce a high standard throughout the subdivision. The Architectural Guidelines may be amended in the future.

2.0 APPROVAL PROCESS

In addition to the requirements outlined in the Disclosure Statement and the RS-1 Zoning Bylaw 500 of the Regional District of Nanaimo, a supplementary design review process has been developed to encourage all buildings to conform with the subdivision planning objectives. Design Approval application forms are available from Fairwinds (example on page 11).

2.1 DESIGN REVIEW PROCESS

No site work, including excavation and clearing of the lot, may be commenced prior to final approval being granted by the Approving Officer (the "Approving Officer" is a person or party as designated by Fairwinds).

(a) The Builder shall submit for a preliminary consultation, an initial proposal for the type of house being contemplated. This will allow the Builder/Owner to become aware of any design considerations that are particular to his site.

(b) For the final approval, the Builder shall submit **three (3) copies** of the following information to the Approving Officer:

- **drawings of the house** (plans, elevations and sections at 1:50 or 1/4"=1'-0"),

- **a site plan** at 1:100 or 1/8"=1'-0", including all the information listed on the attached application form, and in particular identifying the precise location of the house on the lot and the contours of the lot.

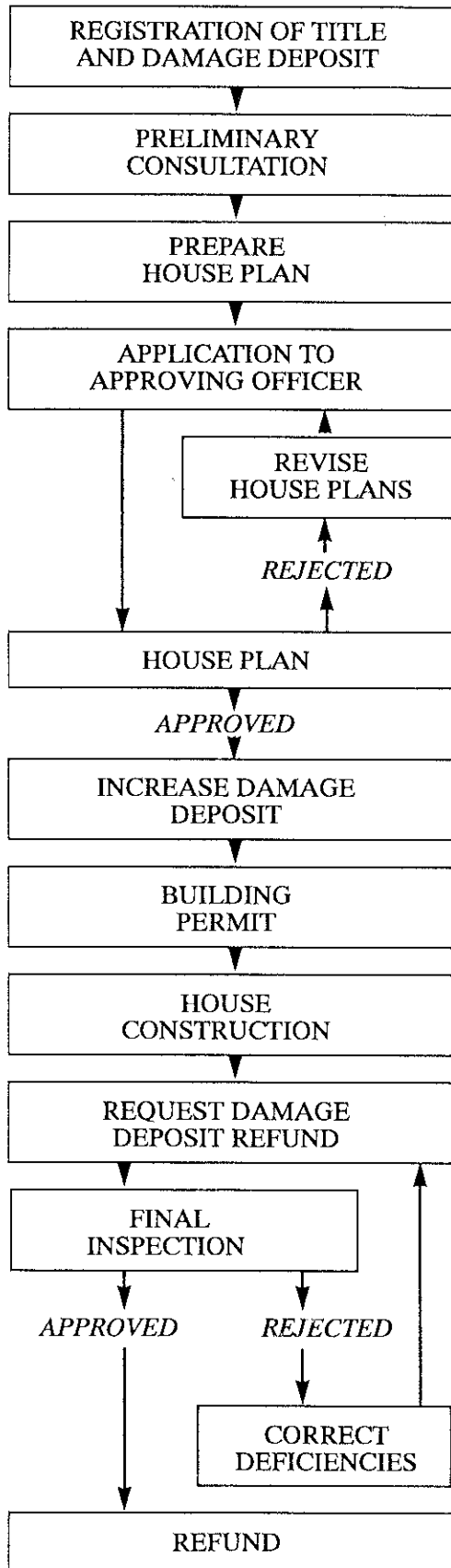
- **a completed application form** for House Plan Approval (indicating colours, materials and other specific information as requested on the form). These forms will be provided by Fairwinds for completion by the Builder.

(c) The approving Officer shall review this submission and recommend approval or rejection of the application based on the adherence of the plans to these guidelines.

The original application form and two sets of marked prints will be kept by the Approving Officer for future reference. The third set of similarly marked prints will be returned to the Builder via Fairwinds.

(d) The Builder can then make submission for a Building Permit. Any subsequent changes by the Builder from plans approved by Fairwinds must be submitted to Fairwinds or its Approving Officer and approved in writing.

Approval Process Diagram



(e) Prior to commencement of house construction, the builder is to advise Fairwinds of any damages to lot services, curbs, sidewalks or roadways on or adjacent to the lot or other unacceptable situations concerning his lot. Failure to contact Fairwinds will be deemed to indicate satisfaction with the condition of the lot.

(f) **External appearance of the building and/or addition must be complete within six months from the date of approval of the building plans by the Approving Officer.**

(g) **Installation of landscaping must be carried out within six months of substantial completion of the house.**

2.2 DAMAGE DEPOSIT

A refundable damage deposit, payable to Fairwinds, is required to offset the cost of possible damage to municipal works and/or neighbouring properties during house construction. \$1,000 is payable at the time of the purchase of the lot, and a further \$1,500 is payable at the time house plans are approved by the Approving Officer.

2.3 REFUND OF DAMAGE DEPOSIT

Upon completion of the house and landscaping the builder shall request a final inspection from the Approving Officer or his agent who shall inspect the project and issue a site inspection report to the developer which shall include a list of any damage deficiencies (with respect to curbs, sidewalks, utilities or construction debris on adjacent properties or rights-of-way). Fairwinds will then either calculate and refund the damage deposit, or Fairwinds will provide the builder with the list of deficiencies which must be completed prior to Fairwinds refunding the damage deposit.

3.0 ARCHITECTURAL GUIDELINES

3.1 Architectural Theme

The general architectural theme will encourage homes in a traditional heritage style (i.e., West Coast, Cape Cod, Tudor, California Style, etc.). It is encouraged that individual houses be designed to suit the natural contours of the lot upon which they are situated.

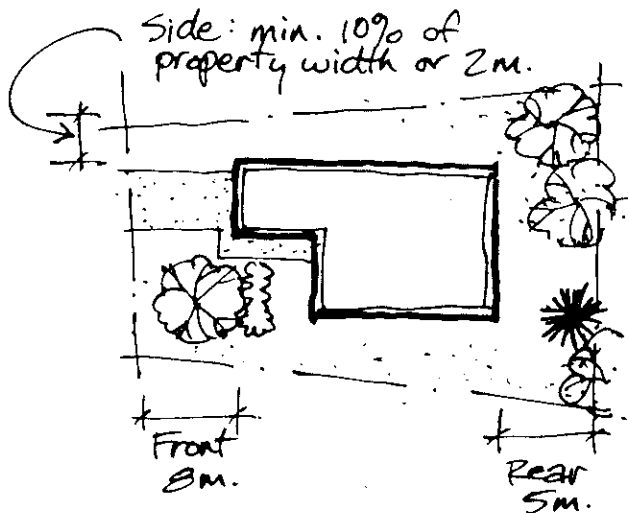
3.2 SETBACKS

Front yard setbacks shall be parallel to a line at least 8 metres (26.3 feet) from the front property boundary.

Side yard setbacks shall be a minimum of 10% of the width of the property measured at a distance of 8 metres (26.3 feet) from the front property line, or a minimum of 2 metres (6.6 feet), whichever is greater except as noted in the Disclosure Statement and Appendix A of these Architectural Guidelines.

Rear yard setbacks shall be at least 8 metres from the rear property boundary except as noted in the Disclosure Statement and Appendix A of these Architectural Guidelines.

More detailed information on rear and side yard setbacks for individual lots is located in Appendix A.



3.3 MASSING AND AREA

The intent is to limit the massing of houses in the development. It is therefore recommended that houses be a maximum of two floors. This may be varied at the Approving Officer's discretion.

In the case of a two storey house built on a basement which is more than 0.91 metres (3 feet) above grade on any side, the second storey must either step back so that a transition in height is achieved, or must be encompassed within the sloped roof portion of the structure. Three storey vertical walls are not permitted. Vertical wall heights of more than two storeys plus 0.91 metres (3 feet) are not permitted except where design elements such as fascia boards, sundecks, lattice works, planters and/or

landscaping have been incorporated into the design to the specifications of the Approving Officer.

While the roof design of the individual houses should allow for an expression of uniqueness and reflect the internal functions of each house, it is the intent of the development to provide an overall site composition of sloped roofs. Flat roofs/decks may be acceptable, at the Approving Officer's discretion, where they are visually appealing and the overall design of the house meets with subdivision objectives. Roof slopes should be designed to reduce the apparent mass of the downhill sides of houses.

Houses are to have a consistency of apparent volume, i.e., smaller homes directly beside larger homes should be compatible in terms of details which allude to a consistency of size, for example, the common use of lattice work on both homes, etc.

The minimum finished residential main floor area shall be 130 sq.m. (1,400 sq.ft.) for ranchers and 85 sq.m.(900 sq.ft.) for two-storey homes, not including the garage area.

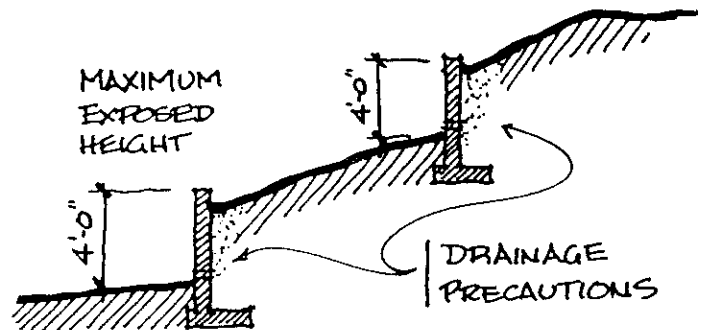
3.4 LOT GRADING AND RETAINING WALLS

It is encouraged that individual houses be designed to suit the natural contours of the lot upon which they are situated.

Lot grading is to follow the natural slope of the land. Lot slopes should be absorbed within the building massing as much as possible (i.e., stepped foundations and floor levels) to minimize the need for grades steeper than 3:1.

House excavation or construction shall not be allowed to undermine the slope stability of any roadway base without appropriate temporary and/or permanent earth retention.

Individual lot grading (including drainage swales and retaining walls) must be handled within individual lot property lines and must not change existing drainage swales.



Where retaining walls are required in front yard or front driveway area, they are to be constructed using natural stone or coloured or textured concrete (i.e., board-formed concrete with either an exposed aggregate or stone facing). Wood retaining walls will be permitted within side yards and rear yards only.

Retaining walls will be limited to an exposed height of 1.2 metres (4 feet) unless it can be proven that a higher wall is necessary. If so, a stepped form shall be used to reduce the wall's visual mass. All retaining walls and their foundations are to be within property lines.

Due to sloped topography, special precautions related to ground and surface runoff must be adhered to, both during and after construction.

3.5 REPETITION

Houses with approximately identical house plans and exterior elevations may not be repeated more often than every sixth house on either side of the street.

3.6 ROOF MATERIALS

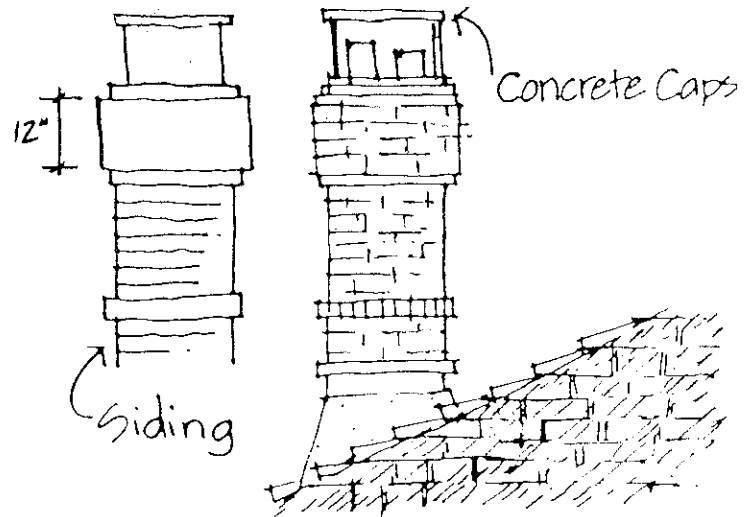
The roof is to be of cedar shakes, cedar shingles, clay tiles or concrete tiles. Subject to special approval being granted by the Approving Officer, tar and gravel roofs and other types of roofing materials may be acceptable.

All roof stacks, flashings, etc. are to be painted out to match, or be complementary to, the roof colour, and eavestroughs are recommended to be concealed behind fascia boards ("Hidden Gutters"). Eavestroughs not concealed behind fascia boards ("External Gutters") shall be constructed of continuous aluminum and shall be attached to a minimum 8 inch fascia board painted in the same trim colour used elsewhere on the house.

Rain water leaders and soffits should be painted to match the trim colour as selected, or a compatible colour if prefinished.

3.7 CHIMNEYS

Chimneys are to be of brick, stone, stucco or siding to match the house. It is recommended that all chimneys incorporate the Queen Anne style corbelled detail. The chimney finish must be the same as any accent veneers. There are to be no concrete blocks or jumbo brick. Cantilevered chimneys are not acceptable.

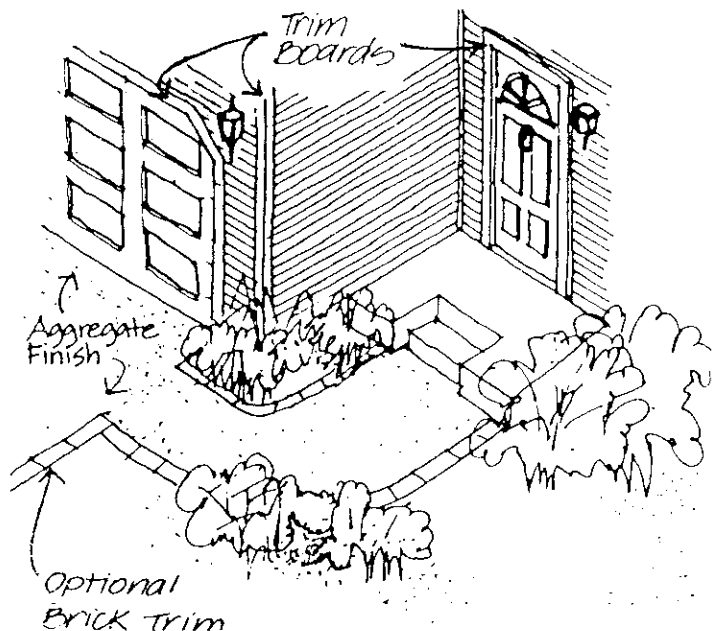


All metal "A" vents are to be surrounded by an enclosure finished to match the remainder of the house. All "A" and "B" vents are to be painted dull grey or other approved colour.

3.8 EXTERIOR FINISHES

Exterior siding is to be horizontal or vertical cedar, brick or stucco only and fascia boards are required in a colour complementary to the siding.

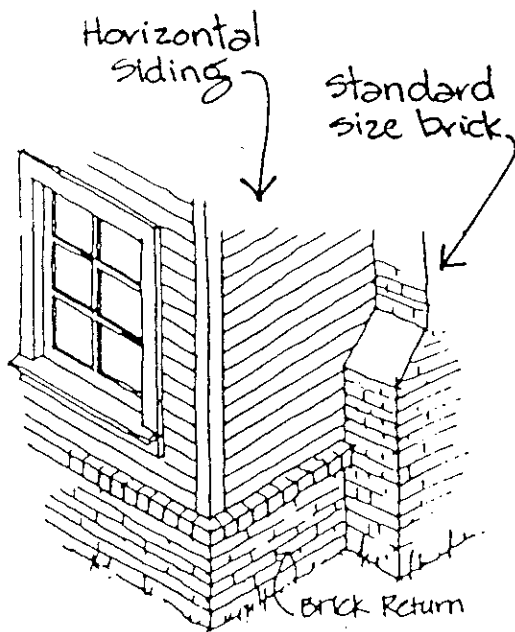
Stucco may be used in Tudor or California style homes, but with a fine textured finish only. Swirled, or other obvious patterned stucco finishes are not acceptable. Stucco houses may require additional wood trim depending on house massing and style.



It is the intent that vinyl and aluminum siding be limited to accent and trim areas. The use of natural materials such as cedar, brick, and stone is encouraged.

Foundation walls are to be limited to a maximum exposed height of 18".

Brick or stonework is to be quiet or even-toned. There is to be no "new-used" brick or multi-coloured stonework. All brick is to be standard or metric size with grey mortar. No jumbo or dual brick will be allowed. There are to be no "false fronts".



Accent veneers, if used, must turn the corner 4'-0" or meet the chimney.

All openings on all elevations (i.e. windows and doors) are to have minimum 4" nominal trim boards, painted or stained to match the house trim colour.

Houses on lots visible to more than one street are to have full elevation treatments on all sides facing a street.

Electrical meters are to be as inconspicuous as possible and it is recommended that the meter be enclosed, with no ducting visible. Such an enclosure must not restrict access for meter readouts.

Area beneath sun decks which exceeds 36 inches in height (and which will not be used as a separate deck area) should be enclosed with lattice and painted a colour

complementary to the siding colour. Area beneath sun decks which is less than 36 inches in height should be enclosed with a solid wood skirt.

3.9 COLOURS

All exterior colour schemes must be approved. Houses with schemes that detract from the street will be rejected. Three colour schemes are acceptable:

Natural Low Contrast: naturally-coloured wood stain (solid or semi-transparent) with blending trim colour.

Natural High Contrast: naturally-coloured wood stain (solid or semi-transparent) with contrasting trim colour.

"Heritage" Colours: pastel colours with contrasting trim and shutters on traditional house designs such as Cape Cod.

Stucco should be off-white, bone, cream, beige, etc. Darker colours require a colour sample. Pure white is not acceptable.

3.10 DRIVEWAYS AND GARAGES

Where possible, the maximum driveway slopes shall be a maximum of 15%. Driveways are to be constructed using a minimum of concrete, asphalt or crushed rock. The use of concrete pavers is highly recommended in a colour compatible to the building's colour scheme.

All houses are to have a minimum of a single garage although a double garage is preferred. The driveway layout must provide for at least two additional cars to be parked on site. Carports are not acceptable.

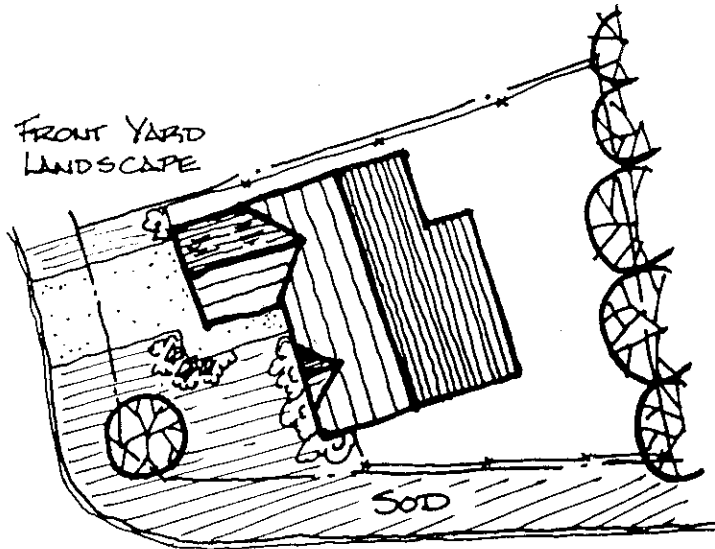
Garage doors are to be painted or stained in colours complementary to the siding colour. One piece aluminum or steel doors are not acceptable, however, sectional aluminum doors may be approved at the discretion of the Approving Officer.

The garage is to be finished in similar design and materials to the house.

4.0 LANDSCAPING GUIDELINES

4.1 LANDSCAPING

Installation of landscaping must be carried out within six months of substantial completion of the house.



Landscaping of the front yards (and the side yards on corner lots), will be designed to enhance individual homes and to accentuate the natural environment and existing rock outcroppings. Native species of plant material are encouraged and some examples include; Kinnikinnick (*Arctostaphylos uva ursi*), Salal (*Gaultheria shallon*), and Douglas Fir (*Pseudotsuga menziesii*).

Trees may not be allowed to grow to a height which unreasonably obscures the view from the building on another lot. Thinning and shaping branches or complete tree removal is recommended over topping, as a topped tree generally grows back to its original height faster than a properly pruned tree and results in truncated, unsightly shape.

4.2 FENCING

All fencing within the subdivision will be coordinated in both design and detail. Fencing will be reviewed for each lot in the approval stage. Some lots may require little or no fencing.

Any fence, wall or similar structure on any lot other than side yard fences shall not be higher than 1.8 metres (5.9 feet). Fencing will be prohibited in front yards except that ornamental fencing to a maximum height of 1.0 metres (3.2 feet) may be allowed when constructed in accordance with the design of a home.

5.0 OTHER IMPORTANT GUIDELINES

5.1 APPEARANCE DURING CONSTRUCTION

The builder is required to keep his lot clean and orderly during construction. Burning of garbage is not permitted. The builder must ensure that the roadway upon which the lot fronts is kept free of debris. Where possible, the Approving Agent may identify a location available for the builder to dispose of the debris from the site. Builders found negligent in keeping the lot clean will be charged for a clean-up carried out by the Developer.

5.2 RECREATIONAL EQUIPMENT, COMMERCIAL VEHICLES AND OTHER

Recreational vehicles, commercial vehicles in excess of one ton capacity, and non-licensed vehicles and equipment shall not be stored in the front yard or driveway of any property between the building line and the curb, and if otherwise stored on the property, shall be screened to reduce unattractive visibility of such vehicles or equipment from abutting streets or from the golf course.

No pole, mast, antenna or clothesline (with the exception of an umbrella-type clothesline) may be erected or installed on any lot.

Satellite dishes must be completely enclosed within a house, garage or other structure, and must not be visible from the outside of the said structure.

5.3 SIGNAGE

All signage, including "For Sale" signs, are to be of the standard format approved by the Developer. Both temporary and permanent signage will be coordinated and approved by the Developer who will provide details of the signage policy.

APPENDIX A: LOT Setbacks

PHASE IVA Side Yard Setbacks

LOT #	METERS
21	4M - From N, W. and N.E. Lot Lines
30	4M - From All Lot Lines except E. Lot Line
33	4M - From All Lot Lines except S.E. Lot Line
43	4M - From Both Side Yards
Rear Yard Setbacks	
4	5M - Rear Yard is Rear Lot Line Parallel to Redden Road
5	- Rear of lot is N.E. Lot Line
6	- Rear of lot is N.E. Lot Line
7	5M - Rear Yard is Rear Lot Line parallel to Redden Road
9	5M
10	5M
11	5M
12	5M - Rear Yard is Rear Lot Line parallel to Redden Road
13	- Rear of lot is Both Lot Lines fronting to Dolphin Drive
14	- Rear of lot is Lot Line fronting to Dolphin Drive
15	- Rear Yard is Rear Lot Line parallel to Redden Road
20	- Rear of lot is fronting to Schooner Cove Drive
21	5M - Rear of lot is W. Lot Line
30	5M - Rear of lot is E. Lot Line
31	- Rear of lot is S.W. Lot Line
32	- Rear of lot is N. Lot Line
33	5M - Rear of lot is S.E. Lot Line
34	5M - Rear of lot is S.W. Lot Line
35	5M - Rear of lot is S.W. and S.E. Lot Lines
36	5M - Rear of lot is S.E. Lot Line
39	5M
40	- Rear of lot is S.W. Lot Line
41	8M
42	8M
43	- This Lot has no Rear Yard
44	5M
45	5M - Rear of lot is E. Lot Line
46	5M - Rear of lot is S.E. Lot Line
48	6M - Rear of lot is N.E. and N.W. Lot Lines
49	5M - Rear of lot is N.W. Lot Line
50	- Rear of lot is S.E. Lot Line
52	- Rear of Lot is both S.W. Lot Lines
56	6M
57	6M
58	6M
59	6M
60	6M
61	6M
62	6M
63	6M
64	5M
65	5M - Rear of lot is Both Rear Lot Lines
66	5M - Rear of lot is S.E. Lot Line
67	5M - Rear of lot is S.W. Lot Line

PHASE IVB Side Yard Setbacks

LOT #	METERS
2	8M - From S. Lot Line
4	5M - From S.E. and S.W. Lot Lines
9	8M - From S.W. Lot Line
	3M - From S.E. Lot Line
18	5M - From Lot Lines common to Lots 14 and 15
27	4M - From N.W. and S.W. Lot Lines
29	4M - From N.W. and N.E. Lot Lines
33	5M - From N.E. and N.N.E. Lot Lines
37	5M - From E. Lot Line
40	5M - From S.W. and S.E. Lot Lines

Rear Yards Setbacks

2	- This Lot has no Rear Yard
3	- Rear of lot is S.W. Lot Line
4	- This Lot has no Rear Yard
5	- Rear of lot is S. Lot Line
6	5M
7	- Rear of lot is S.W. Lot Line
8	6M - Rear of lot is common to Lot 10 Lot Line
9	- This Lot has no Rear Yard
10	- Rear of lot is common to Lot 7 Lot Line
11	- Rear of lot is S.W. Lot Line
12	6M
13	- Rear of lot is N.W. Lot Line
14	- Rear of lot is N.W. Lot Line
15	- Rear of lot is N.E. Lot Line
17	5M - Rear of lot is N. Lot Line
18	- Rear of lot is N.W. Lot Line
19	- Rear of lot is N. Lot Line
20	- Rear of lot is N. Lot Line
21	- Rear of lot is N.E. Lot Line
22	5M - Rear of lot is S.W. Lot Line
23	- Rear of lot is N.E. Lot Line
27	- This Lot has no Rear Yard
28	- Rear of lot is common to Lots 25 and 26 Lot Lines
29	- This Lot has no Rear Yard
31	5M - Rear of lot is N.E. Lot Line
32	- Rear of lot is S.E. Lot Line
33	- This Lot has no Rear Yard
34	5M - Rear of lot is N.E. Lot Line
35	5M - Rear of lot is N.E. Lot Line
36	- Rear of lot is N.E. Lot Line
37	- Rear of lot is S. Lot Line
38	- Rear of lot is S. Lot Line
39	- Rear of lot is S. Lot Line
40	- This Lot has no Rear Yard
43	- Rear of lot is E. Lot Line
45	6M - Rear of lot is N. and N.W. Lot Lines

NOTES

**APPLICATION FOR HOUSE PLAN APPROVAL AND FURTHER INFORMATION
CAN BE OBTAINED FROM FAIRWINDS AT:**

FAIRWINDS ADMINISTRATION OFFICE
P.O. Box 189, 3730 Fairwinds Drive
Nanoose Bay, B.C., Canada VOR 2R0
Tel: (604) 468-7054 • Fax: (604) 468-9840



APPLICATION FOR HOUSE PLAN APPROVAL

APPLICANT:

Name: _____

Address: _____

LOT # _____ Telephone: _____

HOUSING DESIGN

Type: House Type: _____ Model: _____

Ground Floor Area _____ m² _____ Sq. Ft. 2nd Floor Area _____ m² _____ Sq. Ft.

Form: Roof Style: _____ Roof Pitch/Slope: _____

Roof Material/Colour: _____

Detail: Wall Material/Colour: _____

Brick or Stonework Colour: _____

Trim Material/Colour: _____

Garage Door Material/Colour: _____

Chimney Material/Colour: _____

Soffit Material/Colour: _____

Driveway Material: _____

SITING

Conformance to setback requirements are the responsibility of the contractor.

Setback Front: _____ Rear: _____ Left Side: _____ Right Side: _____ Height: _____

Grading Minimum Basement Elevation: _____ Fin. 1st Floor: _____

SITE PLAN REQUIREMENTS

A site plan with the following information must be provided. (The builder is responsible to confirm on site that the information submitted and reviewed matches the actual site conditions before starting construction):

- a) Dimensions of lot
- b) Dimensions of building
- c) Location of building on lot
- d) Dimensions of property lines
- e) Proposed and existing elevations at each corner of house, garage slab, basement slab and finished main floor
- f) Location of driveway and slope of driveway
- g) Location of retaining walls
- h) Location of drainage swales
- i) Location of underground water lines, sanitary and storm sewer lines
- j) Location of lot contour intervals
- k) Lot elevations (grades)

USE OF HOUSE PLAN APPROVAL SERVICES

The applicant acknowledges that the house plan approval is provided as a service and that the developer and its approving officer assume no responsibility for the accuracy of the information provided, or for any losses or damages resulting from use thereof.

The applicant further acknowledges that he will hold the developer and its approving officer harmless from action resulting from the use of this information.

Date: _____

Signature of Applicant: _____

CONDITIONS OF APPROVAL:

- 1. Finished grade to be in accordance with plot plan. The builder is responsible for proper drainage of lot based on subdivision design.

FINAL APPROVAL

Date Received: _____

By: _____

Date Reviewed: _____

By: _____

Recommended for Approval: _____

By: _____

Approving Officer

Approved _____

Developer

ACKNOWLEDGEMENT OF CONDITIONS OF FINAL APPROVAL

The applicant acknowledges that he has been advised by Fairwinds of the conditions to the final approval to his application for house plan approval at Fairwinds.

Date: _____

Signature of Applicant: _____