

FARRINGTON
Cove ...

Architectural Design Guidelines



*BCS 1451 Farrington Cove Strata
4622 Sinclair Bay Road
Garden Bay, BC, Canada
www.farringtoncove.com*

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Welcome

Whether you are currently a resident in Farrington Cove, considering building a new home, additions or alterations to your existing home, or are considering Farrington Cove for a new purchase, we encourage everyone to understand what makes our community so special that just being here brings peace and enjoyment in an ocean side environment.

The Strata Council and Architectural Review Committee (ARC) recognize and play an active role in the future development of our community, on behalf of the Owners, to enhance the beauty and the individual and collective value of the fifty-one lots contained within Farrington Cove. The masterplan for Farrington Cove takes advantage of the natural beauty, surrounding landscape and waterfront to provide a truly unique lifestyle experience. This includes enjoyment of the many lakes and hiking trails within a short walk of Farrington Cove. Also unique to Farrington Cove is preferred access to our semi exclusive forty plus slip marina including power, water, our fish cleaning station, and large kayak and paddle board racks. This area is so special that, in the summer, Owners frequently sit out on the end of the dock sharing apples, wine, and conversation.

The Architectural Review Committee, appointed by Strata Council, is here to assist you with your building plans in order to meet the Building Guideline bylaws and contribute to the future enhancement of our Farrington Cove. These guidelines form an important part of your home design approval process and should be given to your architect or builder before designs are commenced. They will make the design process easier and assist you to get your project underway much sooner. Adhering to the Building Guidelines and this guide is part of your responsibility to all the Owners of Farrington Cove and provides reassurance that all properties will be finished to a high standard as envisioned by the Master Developer and other Lot Owners.

Thank-you for considering Farrington Cove for your new home. We all look forward to welcoming you as an Owner and resident of our very special community and to working with you through the process of these guidelines.

Dated Feb 6, 2019

2.0 Approval Process

2.1 Overview

In order to develop and maintain the overall master plan for Farrington Cove, Owners are required to submit dwelling designs to the Architectural Review Committee (ARC) for compliance with the Building Guidelines and restrictions contained in the Bylaws of BCS 1451 Farrington Cove Strata. The Building Guidelines and Bylaws have their basis in the original Schedule of Restrictions written by the developer and distributed to every original purchaser and subsequent purchaser, on request.

The compliance assessment will be undertaken in two stages:

- Conceptual Design review as a preliminary step (optional)
- Final Design, complete with all criteria

Conceptual design gives the ARC an abbreviated overview of the building design. Final design must include completed drawings and details as required in paragraph 3.0.

Applications will be reviewed promptly in a clear and efficient manner. The Owner will receive written notification from the ARC of the decision within 10 working days (except during the festive holiday season) upon receipt of a completed application with all required plans and information. The ARC shall inform the Owner of any missing information in a timely manner so that corrections can be made promptly and the process can continue. The 10 working days commences only after all the required information is received by the ARC .

Absolutely, NO CONSTRUCTION, exterior alterations, use of heavy equipment or lot modifications of any kind is permitted until such time as written approval either in part or full, has been issued by the Architectural Review Committee.

It is the responsibility of the Owner to become familiar with these guidelines and design their housing projects accordingly. The Owner is responsible for adhering to the Guidelines as it pertains to their work or equipment on site until construction is completed.

2.2 Recap of Approval Process

- *Conceptual Design*
 - Lot Owner meets with ARC representative(s) to discuss overview of plans

- Lot Owner presents informal draft of building plans and site prep for comment.
 - ARC provides comment on the likelihood of approval success or recommends changes to reach approval before spending funds on detailed design.
- *Final Design*
 - Owner presents complete package of plans as noted in Section 2.1 along with Security and Damage Deposit (See Section 7.1)
 - ARC reviews and determines if criteria has been met. Subject to approval, a letter will be issued to the Lot Owner to proceed to next step.
- *Building Permit Application*
 - Owner submits and obtains SCRD building permit. Evidence of a current valid building permit consistent with the ARC approved plans is required prior to start and must be posted on site for the duration of construction.
- *Construction Commencement*
 - A pre-construction review by ARC and Lot Owner and/or builder should be requested by the Owner to confirm existing conditions of the curbs and pavement at and adjacent to the building site. ARC will inspect upon completion and prior to release of the damage deposit or portion thereof. Any damage to street or curbs by Lot Owner or their contractors shall be inspected on completion and charges assessed against the Lot Owner and property.
 - Lot Owner and Builder must minimize construction debris from spreading to adjacent lots or street. Use of adjacent strata lot properties requires prior written permission of that Owner and the ARC. Lot Owner must ensure unobstructed access to neighbouring lots.
 - Lot Owner must make every effort to keep all materials and garbage within the lot boundaries, and must regularly dispose of debris.
- *Statement of Compliance with Design Approval*
 - Upon substantial completion of exterior building(s), landscaping and driveway, Lot Owner may request ARC inspection in writing. Upon a satisfactory inspection complying with Design Plans as approved, the ARC will issue a statement of compliance and request the Strata Treasurer to release deposit to Owner.

2.3 Conceptual Design Option

Plans, sketches, renderings or drawings that provide a reasonable understanding of the plans for the lot may be presented for a pre design review by the ARC to aid in completing the final design drawings. Information must include:

- North arrow
- All site boundaries and set-backs
- Site plan, floor plans (to scale)
- Elevations showing overall height and levels of floors (to scale)
- Elevations showing proposed materials and finishes
- Overall dimensions of buildings

2.4 Final Design Requirements

- Legal Survey plan
- Real Property report
- Site plan with north arrow
- Indicate driveways and hard surfacing including materials and finish
- Dimensions of building setbacks
- Dimensions of roof overhangs
- Location of air conditioner(s), heat pumps, and propane tank
- Scale of site, floor, and elevation drawings (typically 1/8"=1'0" for site plan, 1/4"=1'0" for floor plans and elevations)
- Existing features of adjoining properties where available or impacted
- Position of all improvements in relation to the property boundaries
- Location/details of ancillary structures, existing and/or proposed
- Site plan indicating existing and proposed finished grades
- Floor plans show total enclosed area, including carport, garage, and all covered areas
- Elevations showing location, type, and sizes of windows and entrances
- Building elevations and cross sections shall indicate roof materials and colours, pitch, overhangs and any permanent shading devices such as trellises and awnings
- Design elements such as decorative entry features, screens and trims
- Notation of architectural features incorporated into design as per section 3
- A colour and finish schedule indicating all exterior finishes with colour chips and samples or reference to online materials and colours
- Any further details, samples or brochures that may assist the ARC in achieving design approval.
- ARC Deposit (See Section 7.1)

2.5 Landscaping Plans

- As a required component of the Final Design, the Owner shall also provide a landscape scheme including at least the following items:
 - Approximate scale drawings
 - Outline of all buildings/improvements on the property
 - Location, extent and description of all fences and courtyard walls
 - Extent and finish of all driveways and other hardscape areas
 - Schedule and location of existing trees and bushes.
 - Proposed tree, plant and shrub list

3.0 Dwelling, Planning and Design

The presentation of dwelling plans for Farrington Cove shall be of “west coast style”, providing distinguishing characteristics of the community through a high regard for the local landscape and an appreciation of the surrounding ocean lifestyle. These basic design principles shall be achieved through the application and consideration of the following criteria:

3.1 Site Planning

Before construction, every Owner must plan for storage of both new materials and waste or debris, vehicle and trailer parking, sediment control, and erosion. It is also the responsibility of the Owner to examine and review the infrastructure, roads, water, sewer and utilities for pre-existing damage and location. The ARC must be immediately advised in writing of any damage to existing infrastructure installed by the developer or strata immediately otherwise, the costs of the repair of damages will be the responsibility of the Owner. See Section 6 and 7.

3.2 Architectural Style

- Designs shall include a minimum of architectural elements as detailed in Appendix A, with architecturally pleasing roof lines and a variety of materials and colours as described below.

3.3 Required Architectural Features

- A minimum of two (2) architectural finishes/materials/textures for one storey elevations
- A minimum of three (3) architectural finishes/materials/textures for two storey elevations
- Two storey homes are required to have a visual break between the first and second floor such as a horizontal 2" x 8" wood batten or trim to break up the building mass. Third floors must be integrated into the roof form and architectural finishes for gable ends and dormers are to be consistent with the exterior finishes and west coast style described above. A minimum of 1" x 4" wood trim must be used around all windows and a minimum of 2" x 8" wood trim must be used for all fascia boards.
- Entrances should provide a welcoming, weather protected area that expresses the overall architectural form of the home and include large wood timber or log posts or stone support columns.
- Entrances facing the street, shall include at least two architectural features as suggested on appendix "A".
- 'Pan abode' or similar structures will not be permitted.

3.4 Single & Two Storey Designs

- Minimum Main Floor area 850 sq. ft., for two storey, or 1000 sq. ft. in the case of a single level rancher style, exclusive of garages, carports, patios and decks.
- Special restrictions apply on lots 39,40,43,44,46, & 47 (refer to Appendix B)

3.5 Building Height

- Maximum height of structure shall be the lessor of either 10 meters (32.5 ft.) above pre construction base grades or current SCRD building code restrictions.
- Special restrictions apply on lots 39,40,43,44,46, & 47 (refer to Appendix B)

3.6 Roof Design, Materials, and Pitch

Roofs must have a minimum slope of 6 in 12, except where roofs may restrict views from neighbouring properties, in which case at the sole discretion of the ARC, 5 in 12 pitches may be permitted.

- Roofs that are supported by a heavy timber or "west coast" log structure are encouraged and if this is the case a minimum roof slope of 3 in 12 will be acceptable for a secondary roof element provided the primary roof structure meets the minimum slope of 6 in 12 as described above.
- A minimum of two (2) foot overhangs are required on all roof structures for sun and rain protection

- Dormers are encouraged to be integrated into the roof form to break up or add visual interest to a simple roof form for the upper storey of two and three storey homes. Dormers should not exceed 60% of the width of the upper storey roof.
- Roofing materials shall be of cedar shakes, asphalt shingles, or residential metal in dark earth tones or weathered look.

3.7 Exterior Materials and finishes

- Exterior finishes shall be of cedar siding, wood, local stone, Hardie Board siding or brick to blend with the natural environment and colours on site, and the west coast style as determined by the ARC.
- No vinyl siding or stucco exteriors are permitted.

3.8 Exterior Colours

- Colours on the exterior of the home need to be consistent with the architectural theme of the home. The ARC must approve all exterior colour schemes, to achieve an aesthetically pleasing streetscape. Each home is permitted to have one secondary colour that is complementary to the main body colour of the home. Garage doors should match the main body colour or trim colour.

3.9 Driveways, Parking and Storage of vehicles, boats, etc.

- Each lot must have on-site parking for two passenger vehicles including a garage or carport for at least one vehicle.

3.91 Ancillary Structures, enclosures, decks

- Non-enclosed structures for indoor/outdoor living shall be an integral part of the design.

4.0 Environment Design

4.1 Landscape criteria

- Use of drought resistant plants is encouraged.
- Use of deer resistant plants is encouraged.

4.2 Water conservation

Outdoor water use restrictions come into effect on May 1 annually or as guided by the SCRD's Drought Management Plan.

- The restrictions are part of the SCRD's efforts to conserve water during drought-prone summer months.
- Outdoor water use restrictions are enforced and consequences range from fines to temporary shut-off of water services.
- Stages may be called at different times in different communities. For information on each stage, visit www.scrd.ca/SprinklingRegulations.
- The time for establishing new lawns is spring. Permits for extra watering of a new lawn are sold only during Stage 1 (Normal) outdoor water use. Permits are \$50 and are valid for one-time only, for 21 days, at the SCRD Administration Office.

4.3 Conserving Water

- Effective August 2014, SCRD is requiring all properties to install water meters with water service connections in the areas of North and South Pender Harbour

4.4 Geo Thermal Heating/Cooling

Contact Architectural Review Committee if you are considering Geo Thermal drilling for heat pump installation.

5.0 Landscaping

5.1 Trees and Landscape

- Trees larger than 12” in diameter and those trees proposed for removal must be indicated on a site plan. No trees may be removed without approval of ARC.
- Final growth size of new trees and landscaping must be considered in design.
- Arbutus trees shall be protected by all possible means.
- View enhancement may be permitted if it does not affect the privacy or view of adjacent lots.
- “Tree topping” is not permitted.

5.2 Driveways

- Driveways are to be finished with local stone, blacktop, exposed aggregate, concrete pavers, or poured concrete as approved by ARC.

5.3 Fencing, Designs & screening

- Subject to ARC approval.

6.0 Construction Obligations

6.1 Site prep and excavation

- Prior to construction commencement, every Owner must inspect the condition of the local infrastructure installed by the Developer or Strata adjoining their Lot (including sewers, curbs, sidewalks, roads, street lights, fencing, etc.) in order to determine if any damage is pre-existing. Inform ARC in writing of any damage immediately, otherwise, the costs of the repair of damages will be the responsibility of the Owner.
- The Owner shall take all necessary measures to prevent tracking of sediment and mud onto the public right-of-way. The Owner is required to ensure any sediment and mud on the right-of-way in front of their lot is cleaned at the end of each day.

6.2 Site construction and appearance

- Owners will be allowed to store their materials and equipment on site during construction, but may not store on adjacent or any other Lots without written permission of the respective Lot Owner and ARC.
- All material must be stored in an organized manner and must be covered to ensure site cleanliness. Lot Owners must ensure materials are secured in the event of wind storms.
- Owners must ensure that they do not trespass or disturb any other properties.
- Concrete trucks may only clean chutes on the lot they are delivering to and not on the streets or catch basins or other lots whether vacant or developed.
- Slurry from “exposed aggregate” driveway installations must be contained on the lot and not be permitted to run onto the street or into street catch basins (drains).
- Upon completion of construction, each Lot Owner or their agent shall clean the construction site and repair any damaged property including, but not limited to, restoring grades, repairing streets, driveways, pathways, drains, culverts, ditches, signs, lighting, landscaping and related watering systems, fencing, and other improvements or utilities..

6.3 Other

- Sea cans, porta potties, construction, utility and other trailers may be parked on Lot Owners site only during the time of construction. These are parked at risk of the Owner.

- Vehicles shall be parked so as not to damage any landscaped and/or constructed areas or adjacent Lots.
- Care must be taken to prevent oil from equipment or vehicles from going onto asphalt pavement.
- Erosion control is the responsibility of the Lot Owner until construction is complete and landscaping is established.
- Lot Owners are to ensure that sites are only accessed via provided entries and not across adjacent lots.
- Road access for emergency vehicles must be maintained and not blocked by construction vehicles or equipment at any time.
- Construction fencing, hoarding, barriers, warning tape, and signage are required in where there is risk to safety of the public.

7.0 Resident/Owner Obligations

7.1 Security and Damage Deposit

- A security and damage deposit of \$5000, payable to BCS 1451 Farrington Cove Strata, must be received on or before plans are considered for the approval process. The deposit represents security against any damage to existing infrastructure including sewers, utility lines curbs, roads, street signs, fencing, etc. during construction. The deposit is also held as security in favour of compliance with the ARC approved plans and design. In the event of an issue with compliance, the Owner shall be given written notice by ordinary email or letter to rectify. Failure to rectify within 30 days or otherwise mutually agreed time frame, shall cause the ARC to assess damages against but not limited to the deposit held. Pending inspection and satisfactory compliance of the approved project and repairs (if any), the ARC shall make a request to the strata Treasurer to return the deposit amount to the Owner. Interest will not be paid on any amounts held as security and damage deposit.
- Notwithstanding anything set out in these guidelines, the Architectural Review Committee and BCS 1451 Farrington Strata may apply their respective judgements when considering and approving anything regulated or controlled by these guidelines. In so doing, the ARC may provide waivers of or relaxations to any matter set out in these guidelines in their sole and absolute discretion.

7.2 Construction Liability Insurance

- Lot Owners are to acquire and maintain construction comprehensive general liability insurance not less than 2 million for the duration of the construction period.

8.0 Disclaimer & Waiver

The Lot Owner shall provide a release and waiver and save harmless Strata Plan BCS 1451 Farrington Cove Strata from any and all loss, damage expense or injury suffered or incurred by the Strata, its agents or employees by reason of or arising out of any breach of the provision of our bylaws or any act, omission or neglect by the Strata or its servants, employees, agents or invitees.

- The Lot Owner is solely responsible for complying with the Consolidated By-Laws adopted by Farrington Cove BCS1451 on February 24, 2013. In the event of disagreement, the Consolidated By-Laws will take precedence.
- These guidelines have been approved by Strata Council and are subject to revisions from time to time by the Strata.

9.0 Contact

Architectural Review Committee

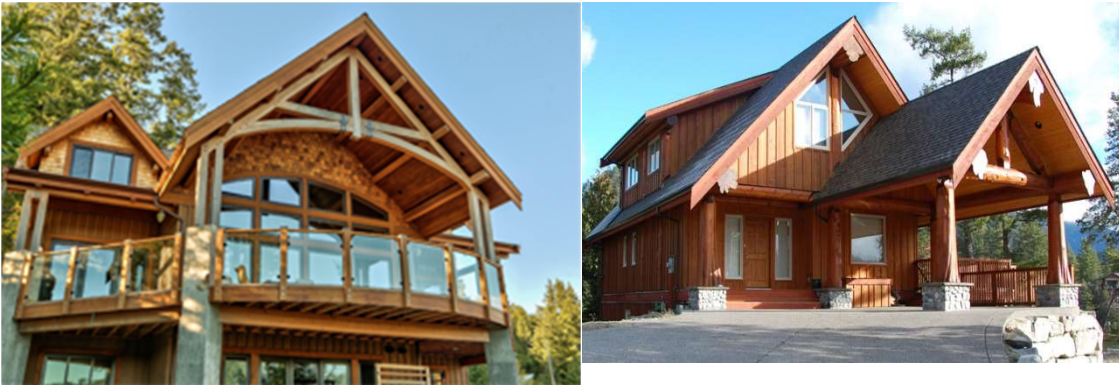
ARC@farringtoncove.com

Appendix “A” Architectural Examples

Exposed structural members:



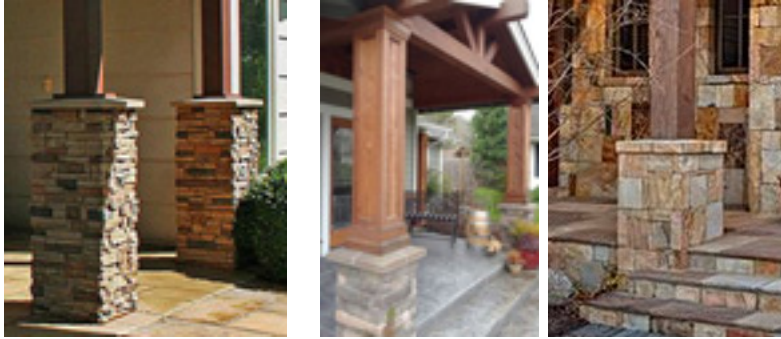
Post and Beam construction



Prominent overhanging entrances with exposed timber



Rock, stone and pillars



Carports and garages



Appendix “B” Building Heights and Area

Lot 39 – 91m² (980 sq. ft.) Main Floor, balance 2 Storey

Lot 40 – Single level only

Lot 43 – 40m² (431 sq. ft.) Main Floor, balance 2 storey

Lot 44 – 80m² (861 sq. ft Main Floor, balance 2 storey

Lot 46 – 56m² (603 sq. ft.) Main Floor, balance 2 storey

Lot 47 – 80m² (861 sq. ft.) Main Floor, balance 2 storey

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