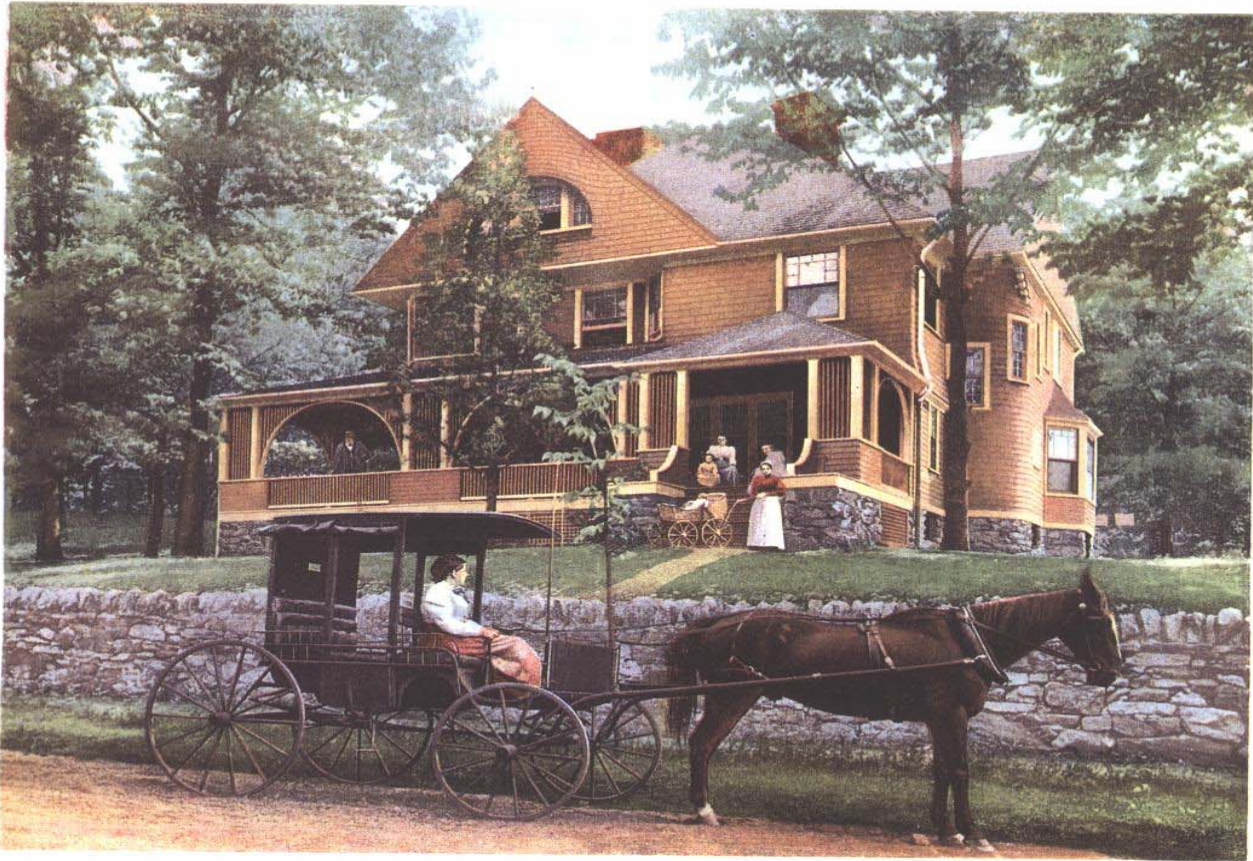


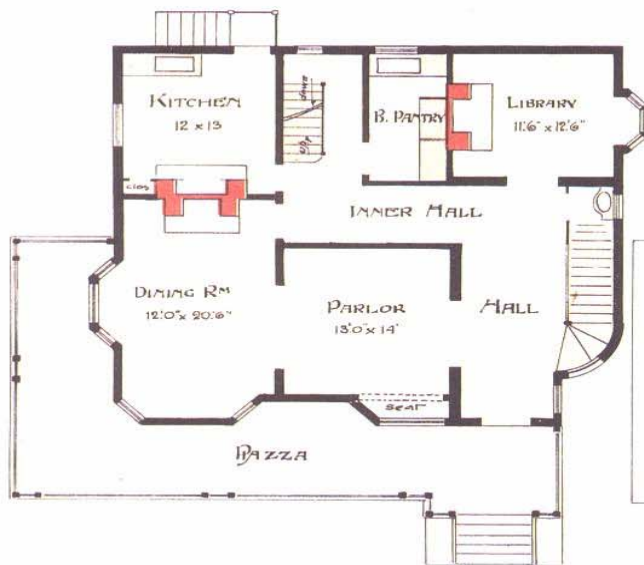
ALPINE MEADOWS, SILVER STAR MOUNTAIN, BC

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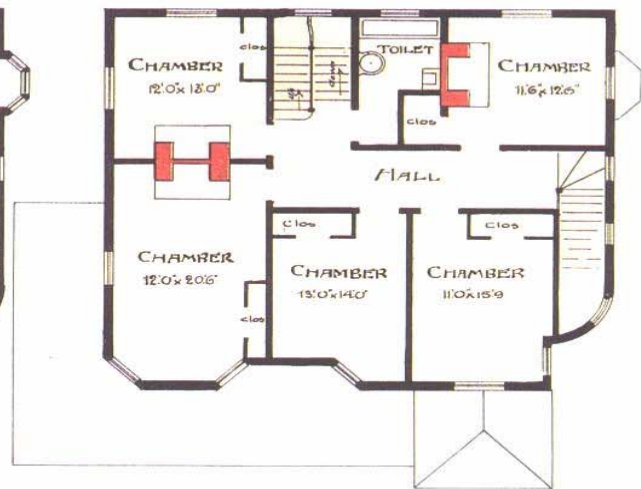
STATUTORY BUILDING SCHEME



A RESIDENCE AT PELHAM MANOR, N. Y.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Silver Star Mountain, Alpine Meadows Development Statutory Building Scheme

Introduction

Silver Star Alpine Meadows Development Ltd (SSAMD) is committed to **preserving the distinct Victorian era character** of the Silver Star community. This is consistent with the objectives of the Silver Star Official Community Plan (OCP).

The Statutory Building Scheme has been prepared to supplement the statutory regulations and bylaws in force and to ensure there is a clear understanding on the constraints on design and construction in the Alpine Meadows development.

All development proposals will be subject to an evaluation process by the Regional District of North Okanagan (RDNO) to ensure the character, amenity and functionality of the community are maintained.

Purpose

The Statutory Building Scheme is intended to provide specific development controls and design criteria over the Alpine Meadows development to assist buyers, architects and builders to achieve high quality development while preserving the unique Victoria era character of the Silver Star community.

The Statutory Building Scheme is intended to ensure that all development respects the unique characteristics of each site and the Silver Star Mountain Resort by maintaining a balance between environmental constraints, aesthetic qualities and building practices.

Controls

The OCP and related Zoning Bylaws are administered by RDNO and govern the long range land use plan for the community and day to day decision making in relation to development. It is intended that the Statutory Building Scheme be incorporated in the approval process for development within the Alpine Meadows site.

Building Development Character

In general the character of the buildings in the Alpine Meadows Development shall be consistent with the architectural elements shown in the book titled "*Victorian House Designs in Authentic Full Color*" edited by Blanche Cirker (the "reference document").

In addition, the development must respond to the climate, the natural vegetation and topography of the site with appropriate building form, roof design, selection of dominant materials, color and landscaping.

Specific Development Requirements

Building Size

- Each building shall have a minimum footprint of 63 sq.metre (700 sq.ft) including garage, porches and breezeways.

Protection of Views

- Development shall minimize the impact on views from existing buildings and village vantage points during summer and winter seasons.
- Natural and/or vegetated ridgelines or building backdrops shall be maintained and reinforced.

Design for Alpine Climate

- Roof design must ensure that ice/snow is retained or deposited safely with no risk to pedestrians, property or adjoining buildings, within site boundaries and with due regard to drainage during the melt periods.
- No roof edge guttering is permitted and eave overhangs shall be a minimum of 300mm (12").
- Roof drainage is to be shed to gravel filled, purpose built trenches to engineering detail and connected to the village storm water system.
- Runoff is to be directed to natural existing drainage patterns where possible to avoid erosion and nuisance flows.
- Building access is to be provided by stable paved walking paths to building entrances which are snow and drip free. There is to be a transition from wet to dry areas by the provision of protected porches and/or similar facilities.
- Paved walking areas shall be heated in areas where ice is likely to form.
- Building materials and detailing shall accommodate the extreme alpine climatic conditions and ensure adequate protection of the building fabric and openings from snow, rain, wind and high levels of UV exposure.
- A snow removal or storage plan is to be submitted for each site meeting RDNO Bylaws. Reference section 803(10).
- No fences are to be erected on a site except for privacy screens for patios, decks and hot tubs. Such screens are to be within 2000mm (6') of the patio, deck or hot tub and no more than 1600mm (5') high and the use of lattice and/or landscaping is encouraged.
- No overhead power lines, wires, antennas or satellite dishes larger than 600mm (2') in diameter are permitted on site.
- No propane tanks other than 20 lb tanks or less for personal BBQs are permitted on site.

Design for Privacy

- The use of building and landscaping measures shall be used to maintain and enhance visual privacy.
- Hot tubs are to be limited to a maximum of two (2) per site and positioned, and screened if necessary, with due regard for privacy, noise control and compatibility with surrounding residences.

Design for Environmental Efficiency

- Passive solar design principles shall be incorporated in the design where possible.
- The use of energy efficient lighting, heating, cooling systems and appliances is encouraged. Exterior lighting is to be subtle and high intensity outdoor lights are not permitted.
- Water saving fixtures to bathroom and kitchen fittings is encouraged.
- Electric or gas heating is permitted. Wood burning stoves/fireplaces are permitted as a secondary source of heat. Coal burning furnaces are not permitted.

Building Materials

- Wall materials shall allow for the extreme freeze/thaw cycle and be appropriate for a site located in the Wildfire Interface. Permitted materials include:
 - Stone, cultured rock, ashlar masonry
 - Brick
 - Stucco (up to a maximum of 30% of the building façade)
 - Concrete fibreboard (ie. “hardiplank”) in beveled drop siding board and batten or shingle
- A mix of a minimum of two or three materials and/or patterns is required.
- Vinyl or aluminum siding or fascia is not permitted.
- Brickwork or stone work used on the exterior of the building is to continue around the corner of the building for at least 1,000mm (39”) or to a logical finishing point and extends to grade.
- Exposed vertical concrete surfaces are to be finished with parging, brick or stone work.
- The exterior façade is to have a minimum of three (3) colors selected from the Benjamin Moore Heritage Collection HC1-HC174 or similar, and is to be approved by the relevant authority.
- Façade details shall be consistent where possible, with the reference document, and shall be more simplistic than the detail of the elaborate, ornate Queen Anne era. Elements such as the following shall be incorporated in the building:
 - Corner boards
 - Minimum 100mm (4”) trims around windows and door openings
 - Frieze boards with plain, decorative and dentil moulding
 - Brackets or corbels
 - Window sash detail
 - Trims and details are to be complete on all facades facing side street
- All exposed chimneys must be finished in stone, cultured rock or brick and if exposed on the façade of the house, must extend to grade level. The shoulders of any chimney are to be sloped or tiered to suit their location and all chimney caps and collars are to be finished to complement the design and finish of the building. Snow diverters shall be considered due to the high snow load.
- Metal flues are to be enclosed in a decorative chimney/chase to screen them from view. Metal flues are to be painted.
- Roofing materials shall be fit for the purpose given the extreme climatic conditions. Consideration shall be given to the following:
 - Flat roof. A “built up” system
 - Sloped roof. Architectural asphalt, laminated or steel shingles with a minimum of 30 year warranty.

Car parking Facilities

- Car parking policy and facilities are to be in accordance with the OCP and Zoning Bylaws.
- Garages are optional and shall have a single garage door (maximum width of 3000mm [10’]), measured on the elevation facing the street. A double width door is not encouraged but will be contemplated where it can be masked through good design. The garage shall be recessed to avoid a large, flat façade. Garage doors shall be of “Carriage Door” design.
- Boats, commercial trucks, unlicensed vehicles, equipment, machinery, house trailers, campers, recreation vehicles or similar vehicles shall not be kept on site except within enclosed garages.

Landscaping and Site Works

- Existing trees larger than 4” in diameter, understorey, rocks and watercourses are to be preserved where possible to maintain site stability and retain the indigenous character of the site.
- During construction, erosion controls shall be established to minimize soil disturbance and to prevent sediment entering the drainage systems.
- Dust control measures are to be implemented on sites during construction.
- No refuse, waste material or other items which is unsightly or interferes with the use and enjoyment of the area by owners and occupants of any other site in the development or adjoining the development, is to be allowed to accumulate on site and builder’s waste is to be contained within on-site bins.
- Temporary habitable structures such as trailers or residences are not permitted.
- Landscaping shall consist of indigenous plantings such as alpine flowers and grasses. An alpine meadow seed mixture is to be applied on a yearly basis to the site. No trees, shrubs or plants shall be allowed to be planted on any site which interferes with an adjoining house or obstructs a view from any other home site.