



Highlighted Features

For the first time in Sicamous B.C., you are able to build your dream home overlooking Mara Lake with others who share a similar architectural vision. The Bayview Estates neighborhood is particularly ideal as it is non-stratified and city serviced. Below are just a few the features that make Bayview the ideal community for your dream vacation or retirement home. We have made the building process as easy as possible so you can begin enjoying the panoramic views here as soon as possible.

-  Paved roads
-  Municipal water
-  City sewer
-  Underground electrical/phone/cable
-  Street lighting
-  Curbs and gutters
-  Sidewalks
-  High speed internet
-  Digital cell phone service

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**BAYVIEW ESTATES IS SICAMOUS'S NEWEST
NEIGHBORHOOD OF LAKEVIEW LIVING**

**SPECTACULAR VIEWS
FROM EVERY HOMESITE**

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Typical Front Elevation



Typical Walk Out (View) Elevation



BAYVIEW ESTATES BUILDING GUIDELINES

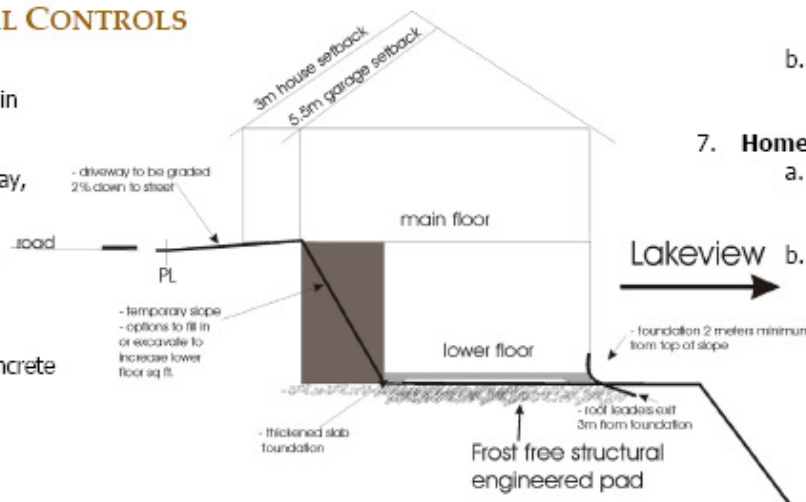
The following is intended to assist home designers and builders as to the guidelines specific to the Bayview Estates subdivision.

All lots have been engineered and compacted with supervision of EBA Engineering (Geo Tech).

1. **Foundations** – All structural building pads have been engineered and compacted for foundations and are considered 'Frost Free'.
 - a. Foundations constructed a minimum of 2m from top of slope
 - b. No excavation allowed without approval and supervision of geo technical consultant.
2. **Gutters/Roof leaders** - Gutters/roof leaders are to exit on down hill side of home and exit a minimum of 3m from foundation.
3. **Lower Floors** – Home owners may have the option to build the lower floor(s) starting at the existing bottom of the temporary slope or excavate back into the slope to 5m from the property line. Exceptions are lots 32-37 which may be excavated approximately 7m from front property line. All are subject to geotechnical review.
4. **Temporary fencing** – During home construction, builders will be required to install temporary chain link fencing on top of slope for rock fall mitigation below. Fencing will be removed following home construction.
5. **Driveways** – Driveways are to be graded down from garage to the fronting street at a minimum of 2% grade.
6. **Building Permit Process**
 - a. Geo technical review – A geo technical review of the proposed home shall take place as the first stage of the approval process and stamped by a geotechnical engineer.
 - b. District Building Inspector – Once signed by a geo technical engineer, the building plans may be submitted to the District of Sicamous building inspector for review.
7. **Home Construction**
 - a. Foundation – A geo technical inspector must be present during any excavation of the structural building pad and during any structural backfilling process.
 - b. Inspections – The geo technical and District building inspector will provide inspection requirements during the building permit stage

ARCHITECTURAL CONTROLS

- **Build time** – start within 5 years of purchase
- **Roofing** - laminated architectural shingles clay, slate, concrete tile
- **Siding** - stucco, hardiplank siding, brick or stone
- **Earth tone colors**
- **Driveways** - exposed aggregate, stamped concrete or interlocking brick.



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