



Olympic View

DESIGN APPROVAL PROCESS

LIVE NATURALLY



OLYMPIC VIEW DESIGN APPROVAL PROCESS

The following outlines the Olympic View Approval Process

Definitions

‘The Owner’

‘The Developer’ ‘The Designer’

‘The Approving Architect’

‘The Approving Landscape Architect’

The unit owner wishing to construct a new Single Family or Duplex Residence

OV Projects 2020 Limited Partnership, or its designated representative

The person or company appointed by the Owner to prepare design and provide design documents.

An Architect appointed by the Developer to review the design for compliance with the Guidelines. As the coordinating approving agent, the Approving Architect will provide the Approving Landscape Architect with all relevant drawings, schedules and notices.

A Landscape Architect appointed by the Developer to review the submitted Landscape Plan.



OLYMPIC VIEW DESIGN APPROVAL PROCESS

PURPOSE

The overall purpose of the review and approval process is to protect the unique character of Olympic View's natural setting, ecology and developing community. The primary means to this end will be careful and sensitive siting of new homes and hard landscaping to minimize blasting, grade changes and disturbance of native vegetation. An equally important objective is the creation of an attractive streetscape and harmonious relationship of neighbouring homes that supports Olympic View's community building goals.

1. The Owner informs the Developer that he/she would like to construct a new Single Family Residence at Olympic View
2. The Owner provides the Approving Architect and the Developer with a set of design drawings and specifications for its approval. (Note: These documents to be dated).
3. The Approving Architect reviews the design documents and, within 10 business days of receiving them, forwards them along with comments and recommendations to the Developer.
4. The Developer advises the Owner and Approving Architect of its approval, approval subject to required changes, or rejection along with recommendations for changes prior to re-submitting.
5. The Owner incorporates any required changes into his/her building permit application documents and provides the Approving Architect with a copy of these.

Note: These drawings are to comply with all City requirements for Building Permit Application. The Approving Architect to confirm that the design approved by the Developer is reflected in the Building Permit documents.

6. The Owner informs the Approving Architect of all City inspections so that the Approving Architect may be present during these inspections should he so desire.
7. The Approving Architect and Approving Landscape Architect will perform field reviews as required to confirm that construction is proceeding in conformance with the design intent of the design documents. Should the Approving Architect note any deviation from the Developer approved design during construction he will inform the Developer so that action can be taken as it sees fit.



OLYMPIC VIEW DESIGN APPROVAL PROCESS

8. The Owner will notify the Developer that the project is complete and the Approving Architect will undertake a final site review, complete the photo record of the site and project details, and provide the Developer with verification of conformance with the approved design.

APPROVING ARCHITECT AND APPROVING LANDSCAPE ARCHITECT: APPOINTMENT AND COMPENSATION

1. The Approving Architect and Landscape Architect will be formally appointed by the Developer.
2. The Approving Architect or Landscape Architect may not act as the architect / designer or landscape architect for any Owner at Olympic View, other than the Developer or affiliate of the Developer or otherwise without written permission by the Developer.
3. The fee the Approving Architect's and Approving Landscape Architects services will be paid by the Owner to the Developer at Closing. The Developer will in turn, in its role as client, compensate the Approving Architect.

SUBMISSION REQUIREMENTS

The following is a list of required documents for submission to the Approving Architect and Developer.

1. Topographical Survey of the Lot.
2. One final set of hard copies of drawings, to be provided after plans have been approved for Building Permit submission, in tabloid format along with a digital copy in the form of a single, full colour PDF.

For initial review submission please provide a single full colour PDF set of plans via email.

3. Cover sheet showing Site Plan, Location Plan, and Development Statistics.
4. Fully dimensioned plans at 1/8" scale min. including Foundation Plans, Floor Plans, Roof Plan and Reflected Ceiling Plans.



OLYMPIC VIEW DESIGN APPROVAL PROCESS

5. Fully coloured and rendered Building Elevations showing:

- a) Color and type of materials
- b) Any grades at perimeter of building
- c) Any exterior lights, vents and exact detailed layout of any railings
- d) All finished floor, deck and roof eave and ridge elevations to be shown

6. Building Sections, including

- a) Combined site and building section showing the road profile and relationship of the building garage and driveway to the street.
- b) existing and proposed grade
- c) Construction assemblies, column locations and sizes, and railing and fascia details.

7. Soffit Plans showing finishes and materials, lighting, vents etc.

8. Any additional information, including large scale details, that might be requested by the Developer.

9. Landscape Plan indicating all proposed new soft and hard landscape elements and materials, including detailed grading information and disturbance footprint plan with protection fencing lines shown.

Architect will undertake a final site review, complete the photo record of the site and project details, and provide the Developer with verification of conformance with the approved design.



Contact us for more information
olympicviewliving.com

LIVE NATURALLY