



Building Guidelines – *at a glance*

2020

These guidelines are used by the Shuswap Lake Estates residential building approval committee and the following specifications have been established

Drawings: At least one week prior to excavation one set of drawings must be submitted, clearly marked with all exterior finishes, elevations and setbacks.

Size: Main floor to be a minimum of 1200 square feet.

Conformity: Home must conform to the lot and the existing homes in the area.

Roof Finish: Shakes, Wood Shingles, Concrete Tiles as well as the shingles listed below are all approved for Shuswap Lake Estates.

Asphalt-Fibreglass laminated shingles and colours that are approved:

Certaiteed Presidential – colours: Weathered Wood, Autumn Blend, Shadow Gray, Slate Gray, Charcoal Black

Gaf Grand Sequoia – colours: Weathered Wood or Slate Blend, Charcoal.

Gaf Grand Canyon – colours: Mission Brown, Stonewood, Storm Cloud Gray, Black Oak.

Gaf Camelot – colours: Aged Oak, Essex Green, Welsh Gray, San Gabriel, Williamsburg Slate, Sheffield Black.

Gaf Timberline – (must have Ridglass high profile ridge cap) colours: Barkwood, Weathered Wood, Canadian Driftwood, Mission Brown, Pewter Grey

Pabco Paramount & Paramount Advantage – colours: Oakwood, Weathered Wood, Pewter Grey, Driftwood.

Owen Corning – Woodcrest - Woodmoor Shingles colours: Chestnut, Granite, Sycamore, Mesquite.

IKO Armourshake – colours: Chalet Wood, Greystone, Weathered Stone, Shadow Black.

IKO Cambridge – (Must have Ultra high profile ridge cap) colours: Dual Black, Charcoal Grey, Harvard Slate, Dual Brown, Weatherwood, Driftwood.

Exterior Finish: Most exterior finishes are approved including natural wood, imitation wood, stucco and vinyl siding. Brick or stone facing is encouraged. A horizontal trim or raised area at least 10 inches wide is required at floor joist level on all sides exceeding one storey. Vinyl siding will require offsetting trims in order to be approved. Desired type of finish and colours of all exterior finishing to be submitted with all drawings.

Roof Overhangs: Minimum 2' 6" – (plus gutter) measured horizontally from the side of the structure. Overhang may be reduced to 2' if the pitch is 8 / 12 or greater.

Window Area: 20% of main floor area is preferred; 15% minimum.

Garages: To be attached unless physical aspects of a lot make it impractical to do so.

Elevation: Driveways going down into a home and driveways over 10% in grade are discouraged. Where driveways must exceed 10% grade, parking for 2 vehicles must be provided at street level.

Location on Lot: The minimum front setback is 5 metres; however we prefer the front setback to be a minimum of 7.5 metres. Rear setback minimum 5 metres. Due to fire regulations in BC building code the minimum side setbacks are 2.4 metres.

Completion: The exterior of the building is to be completed within 12 months after construction has commenced. No set time to commence construction.

Written approval must be obtained from Shuswap Lake Estates office prior to commencing new construction or making exterior alterations to existing construction.


Terry Barker, Vice-President
Shuswap Lake Estates Ltd.

**Information Required by Shuswap Lake Estates Building Approval Committee.
All Information Must Be Submitted Prior to Final Approval.**

Date: _____ Name of Lot Owner: _____

Name of Builder: _____

Phone: _____ Cell Phone: _____

Lot # _____ Plan # _____ Street Address: _____

Phone #: _____ Mailing Address: _____

Do you want to pick-up your Approval letter or have it mailed. _____ Pick-Up _____ Mailed

1. Main floor square footage: _____
2. Is your garage attached: _____ Yes _____ No
3. Roof Finish: Make: _____ Style: _____ Colour: _____
4. Roof Pitch: _____ Roof Overhang Dimensions: _____ Are any of the proposed overhangs under the 2 foot 6 inch minimum: _____ Yes _____ No.

If Yes, Explain: _____

5. It is required that all window dimensions be clearly marked. Are there any window changes: _____ Yes _____ No Explain: _____

6. All exterior finishes need to be clearly marked. What are your exterior finishes, joist level trim, and trims: _____

What are your colours of your exterior Finish _____ Trim _____

Do you have any stone or rock facing: _____ Yes _____ No

Explain: _____

7. Setbacks : Front Setback: _____ Left Side: _____
Right Side: _____ Rear Setback: _____

8. Elevations: What is the elevation of your garage floor and main floor in comparison to the elevation of the center of your driveway at road edge: _____

Is the grade going up or down into your garage: _____

9. When do you plan to start construction: _____

Comments: _____

Signature: _____ **Phone Number:** _____