

Architectural Design Guideline Addendum

Stage 4b

The Estates of Cameron Heights

September 2012

This addendum is a supplement to the Cameron Heights Architectural Design Guidelines of July 2007 and applies solely and specifically to Stage 4b, Plan No. _____, Lots 36 to 44, and Lots 47 to 53 in Block 14. The following is in addition to the Cameron Heights Architectural Design Guidelines and where no reference is made, the July 2007 guidelines shall take precedence.

Dwelling Unit Size

Minimum width: Lots with a building pocket of 50' or more will require the house be no narrower than 80% of the building pocket maximum, defined by RF1 land use. **Lots 47 to 53, in Block 14.**

The minimum house width, measured at the front elevation shall be 38' on: **Lots 36 to 44, and 56 to 63 in Block 14.**

The minimum width of 38' applies to the front **and rear** elevations on **lots 36 to 40 in Block 14.**

The minimum house width measured at the front elevation shall be 36' on: **Lots 64, to 72 in Block 14.**

Corner Lots

Corner lot treatment is required for: **Lots 36, 56, 63, 64 and 72 in block 14**

High Visibility, Special Considerations

The rear elevation of homes backing onto Cameron Heights Way and Cameron Heights Place require special design consideration. Rear elevations at these locations must incorporate attention to detailing, stylistic definition and proportions consistent with the front elevations.

Lots affected are 36 to 40 in Block 14

Lots designated 'W' or 'P' on the lot plan will require the siting of a walkout basement model. Decks for walk out basement designs must be constructed concurrent with the home.

Lots affected are 43, 44, and Lots 47 to 53 in Block 14

Driveways, Garages, Walkways

Homes with an oversized (24' or greater), or a triple car garage must include articulation in the form of a jog, to break up the expanse of flat wall plane and roof line.

Lots 36 to 44 and Lots 56 to 72 in Block 14:

All homes must be provided with, at minimum, a double attached garage constructed concurrently with the home and located in accordance with the garage location plan. Side drive access may be accommodated on an individual basis, in consideration of overall width, building massing, turning radius, grading, and compatibility of siting. In all cases a minimum integrating strip of 1.2m or 4' must be provided for landscaping between the side driveway and property line.

The Builder/Purchaser is responsible to ensure there are no obstructions or hindrances to the side driveway and minimum clearances are maintained to the satisfaction of local approving authorities. The Builder/Purchaser shall also be responsible for the relocation and hardiness of any boulevard tree(s) that is in conflict with the driveway configuration.

Lots 47 to 53 in Block 14:

All homes must be provided with, at minimum, a double attached garage with **side drive** access, constructed concurrently with the home and located in accordance with the garage location plan. Driveway width must be reduced at the boulevard and may then flare out in an undulating configuration, to the garage, with provision for landscaping to balance the hard surface in the front yard.

The Builder/Purchaser is responsible to ensure there are no obstructions or hindrances to the side driveway and minimum clearances are maintained to the satisfaction of local approving authorities. The Builder/Purchaser shall also be responsible for the relocation and hardiness of any boulevard tree(s) that is in conflict with the driveway configuration.

Roofs & Massing

Lots 36 to 44, and Lots 47 to 53 in Block 14:

Roof material may be wood shakes, clay tile or stone coated steel shakes by Decra Roofing or Metro Roof Products.

Lots 56 to 72 in Block 14 may alternately use Architectural Asphalt Shingles including:

BP	Harmony Series
IKO	Cambridge Series
GAF	Timberline High Definition
Certainteed	Landmark
Owens Corning	Oakridge

Shingle colors will be appropriate to the architectural style, in variegated earth tone shades. Green, red, and blue are not considered earth tones.

Exterior Finishes and Colors

Exterior finishes and colors are specific to architectural style.

Overhead doors will be painted or stained to blend with the exterior and enhance the presentation.

Landscaping

Lots backing onto Cameron Heights Drive and Cameron Heights Place require the planting of two trees in the rear yard. At minimum, one coniferous tree, 8' high and one deciduous tree, 2 ½" caliper must be planted within ten feet of the rear property line. Lots affected: Lots 36 to 40, block 14

Approval Process

Preliminary elevations and floor plans must be to scale, 3/16" or 1/8" = 1'

Preliminary site plan must be prepared by Stantec at a scale of 1:300

Final Inspection, Security Deposit Return

Final inspections are done during the growing season with the cut off for requests being September 30th each year. Requests are accepted after April 01st with inspections commencing after leaf out.