

Architectural Design Guideline Addendum

Stage 6

MANOR SERIES

Cameron Heights

January 7, 2013

This addendum is a supplement to the Cameron Heights Architectural Design Guidelines of January 2004 and applies solely and specifically to stage 6: Plan No. _____, Lots 3 to 18 in Block 6.

The following is in addition to the Cameron Heights Architectural Design Guidelines and where no reference is made, the January 2004 guidelines shall take precedence.

Siting

Siting of single family homes only will be permitted. As set out in the original guidelines, RF1 land use bylaw applies to all lots.

Dwelling Unit Sizes

Manor Series garage)	34' Minimum width (achieved without offset of the
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High Visibility, Special Considerations

The elevation of homes visible from Cameron Heights Drive, require special design consideration. Rear and/or side elevations at these locations must incorporate attention to detailing, stylistic definition and proportions consistent with the front elevations.

Lots affected are 3, 4, 5 and 6 in block 6

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 concurrently with the home.

On Lot 6, designated high visibility, the walk out design must present an integrated building form incorporating a combination of architectural measures to address proportion and three storey appearance. In addition special design consideration is required as set out above, for lot 6.

Corner Lots

The following lots are highlighted for are highlighted for exceptional corner lot treatment:

Lots 3, 5, 6 and 18, Block 6

Driveways, Garages, Walkways

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.

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 with a side drive or a triple car garage will require an upgraded driveway surface of exposed aggregate, brick pavers or stamped and colored concrete.

Roofs & Massing

Architectural Asphalt Shingles approved for the Manor Series Homes include:

BP	Harmony Series
IKO	Cambridge Series
GAF	Timberline High Definition
CertainTeed	Landmark

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.

Vinyl siding, if utilized, must be Premium selection only, in dark/bold colors.

Stone or brick may be required to reinforce architectural styling.

Stone tile will not be permitted as an accent, it must be installed full front elevation, appropriate to style.

Landscaping

Lots backing/siding onto Cameron Heights Drive 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 3, 4, 5 and 6, in block 6

Hard surface landscaping will require a variety of rock sizes as well as variation in contours and materials, for interest. Colored shale and white landscape rock will not be permitted.

Fence Detail

The 4" x 6" fence post must be installed with the 6" side presenting to the street.

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 upon leaf out.