

**Architectural Design Guideline Addendum
Stage 02 C
Cameron Heights
May 2007**

This addendum is a supplement to the Cameron Heights Architectural Design Guidelines of January 2004 and applies solely and specifically to stage 02 C: Plan No. "TBA", Lots 101 to 134 in Block 07. 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

Lots 118 and 121 in Block 07 require the siting of a bungalow model. Two story models will not be permitted on these lots.

Dwelling Unit Sizes

Lifestyle Series	28'	(Lots 101 to 119, Block 09)
Manor Series	34'	(Lots 120 to 134, Block 07)

Corner Lots

Bungalow or 1-1/2 story models are the preference on corner lots. Consideration will be given to two-story models on these lots if it can be demonstrated that the merits of the design meet the objectives of these guidelines for corner lot visibility and massing.

All corner lots are highlighted for exceptional treatment.

High Visibility, Special Considerations

Lots designated 'W' or 'P' on the lot plan will require the siting of a walk out basement model. On lots designated high visibility (Lot 134, Block 07) these designs must present an integrated building form incorporating a combination of architectural measures to address proportion and towering appearance. Graduated roof lines, dormers, detailing and a minimum of two wall planes with substantial roof line within 20' of grade will be some of the architectural measures applied to these highly visible settings. Decks for walk out basement designs must be constructed concurrently with the home.

Rear elevations backing onto street adjacencies also require special consideration. Elevations at these locations must avoid expanses of blank wall space and present proportions consistent with the front elevation. Second floor cantilevers must be anchored by a roof line or appropriate treatment. All projections will have a separate roof line and minimum overhang. Roof lines should slope to view.

The rear elevation of Lot 134, Block 07 will require special design consideration.

The rear elevation at this location must incorporate attention to detailing, stylistic definition and proportions consistent with the front elevation.

Driveways, Garages, Walkways

Front driveways and walkways may be constructed of the following materials:

- standard concrete*
- stamped and colored concrete
- colored concrete pavers
- exposed aggregate or washed concrete

Lots with a side access driveway and lots with an oversized garage will require an upgraded surface of exposed aggregate, brick pavers or stamped and colored concrete.

Exterior Finishes and Colors

Lots 101 to 119 will require brick or stone at the front elevation, specific to the architectural style. Stone tile will not be permitted as an accent, it must be installed full front elevation, appropriate to style.

A predominance of one color or color palette within a street will not be permitted. Streetscapes require a variety of wall cladding and trim colors, specific to style.

Landscaping

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

Lots backing onto the ravine (top of bank) will step down the fencing at the side property lines, 10' before the rear property line to match the height of the chain link fence installed here.

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