

Architectural Design Guideline Addendum

Stage 4a

The Estates of Cameron Heights

November 2010

This addendum is a supplement to the Cameron Heights Architectural Design Guidelines of July 2007 and applies solely and specifically to Stage 4a, Plan No. _____, Lots 01 to 35 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: 36' without offset of garage on lots 1 – 9 and 28 – 35 (measured at the front and rear elevations)
38', measured at the front elevation on lots 10 – 27

High Visibility, Special Considerations

The rear elevation of homes backing onto Cameron Heights Drive and Cameron Heights Way 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 01 to 11 and 28 to 35 in Block 14.

Lots designated 'W' or 'P' on the lot plan will require the siting of a walkout basement model. Lots 03 to 11 and 25 to 33 in Block 14 must present an integrated building form, incorporating a combination of architectural measures to address proportion and towering appearance. Graduated roof lines, dormers, detailing, a minimum of three different wall planes and substantial roof line within 20' of grade will be some of the architectural measures applied to these setting to balance the façade and reduce the overall visual height of the building.

Decks for walk out basement designs must be constructed concurrent with the home.

Driveways, Garages, Walkways

All homes must be provided with at minimum, a double attached garage. Side drive access may be accommodated in consideration of overall width, 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.

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

Roofs & Massing

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

Exterior Finishes and Colors

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

Landscaping

Lots backing onto Cameron Heights Drive and Cameron Heights Way 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 01 to 11 and 28 to 35 in Block 14.

Approval Process

Preliminary elevations and floor plans must be to scale, 1/8", 3/16" or ¼" = 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.