

# HASCO Development

## MONTROSE ESTATES - Architectural Guidelines



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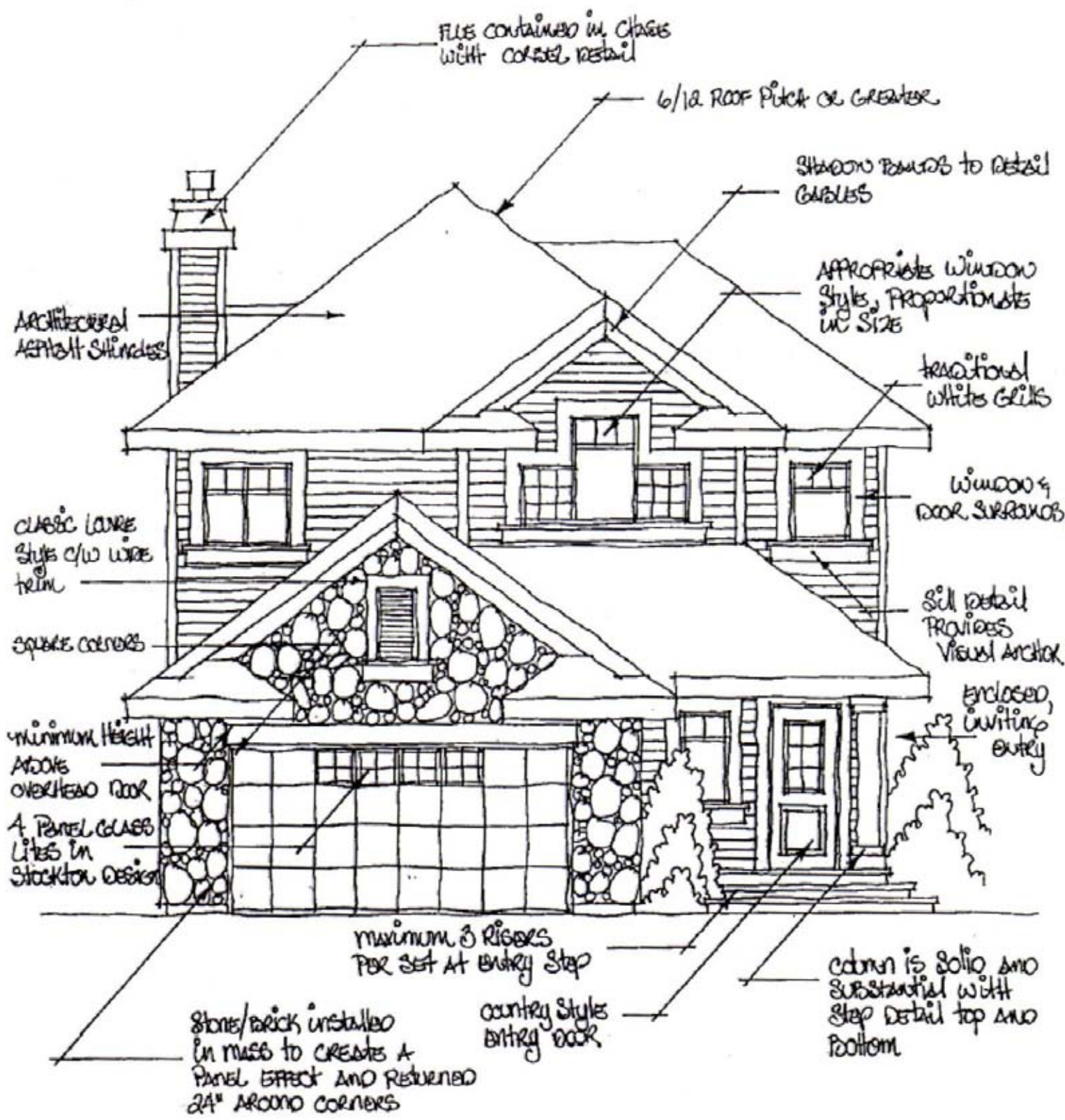
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## **1.0 OBJECTIVE**

The objective of these architectural guidelines is to ensure the very highest standard of visual appeal and image; ensuring compatibility among homes and integration of the community into the natural landscape. Outlining the opportunities and constraints of building, these guidelines will assist builders, designers and home buyers in achieving problem free construction.

## **2.0 STREETSCAPE**

Care must be taken to integrate the unique values of each home with special attention to the relationship with neighboring properties. Relative massing, siting and style will be of utmost importance in assuring each home compliments it's' neighbor and the subdivision. Building massing, siting and style may be adjusted and/or alternate treatments requested to reinforce the streetscape. Entranceways will be

covered at a level that encloses and protects the space. The style, width, height and detailing of entranceways will together create a sense of arrival. The Builder / Purchaser should review the attached descriptive elevations to ensure compliance of the proposed home for the area. It is highly recommended that the Builder / Purchaser obtain Preliminary approval of their propose designs prior to finalizing their drawings to ensure compliance with the guidelines for the area.

## **3.0 HOUSE SIZE**

Minimum house width on all lots shall be 90% of the building pocket with the exception of pie shaped lots where discretion may be used for the massing requirements.

Houses are to have a consistency of mass and volume within the streetscape. As such, house widths and sizes must relate proportionately and logically to the lot width and neighboring houses.

Homes will be reviewed on their individual merits of design, massing, proportion, and compatibility.

Minimum house sizes shall be in accordance with the attached schedule- (Main Floor Area)

<b>Bungalow</b>	<b>1300 sq. ft.</b>
<b>Bi - Level</b>	<b>1200 sq. ft.</b>
<b>Split level</b>	<b>1200 sq.ft.</b>
<b>2 Storey</b>	<b>1100 sq.ft</b>

## **4.0 SITE PLANNING AND GRADING**

Site planning and grading must accommodate the natural slope of the land with variations in grade absorbed within the building mass as much as possible. Lot grading must be in strict conformance with the approved grading plan for the subdivision.

Special attention is to be given the treatment of exposed concrete foundation walls. A maximum of 2'0" (1'-0" bi levels) of parged concrete will be permitted on the front and corner elevations. Variation in grade and basement design may require cladding material be lowered or extended to within 2'0" of ground level accordingly.

Homes will be reviewed on their individual merits of design, massing, proportion and compatibility and, where the Architectural Consultant considers the plan to be exceptional, and, provided that the house conforms to the general trend of the neighborhood, exceptions may be considered.

## **5.0 GARAGE/DRIVEWAY/WALKWAY**

All homes must be provided with at least a double attached garage, constructed with the home and located in accordance with the garage location plan. Homes should be designed to integrate the garage and minimize its appearance while enhancing the mass of the house itself. Some of the architectural measures that can achieve this are proportionate development of the second floor above the garage and an emphasis on entrance treatments. Overhead doors shall be finished in the same color as the wall cladding. All Overhead garage doors are to have windows in the Heritage style. The height between the overhead door and eave line should be kept to 2'0". Where the design exceed 2'0", special treatment is required. Front driveways and walkways may be constructed of concrete, including plain, stamped and colored concrete, colored concrete pavers and exposed or washed concrete. Where colored concrete or pavers are utilized, the color must be expressly approved. The front walkway must be a minimum of poured concrete in broom finish and at least 4'-0" wide. Individual patio blocks will not be permitted.

## **6.0 IDENTICAL ELEVATIONS**

Similar or approximately identical elevations must not be repeated on adjacent lots or directly across the street (XOAX). To be considered different, an alternate elevation must reflect substantial modifications. Repetitive use of elevations, this includes front elevations as well as high visibility rear elevations will be monitored to ensure interesting streetscapes

## **7.0 EXTERIOR COLORS**

Colors will be approved on a lot by lot basis without repetition on adjacent lots. The use of a third accent color is encouraged. (e.g. front door )

No bright colours (pink, blue, green) will be allowed and earth tone colors are encouraged.

The overhead garage door must be painted to match the wall cladding.

## **8.0 CORNER LOTS**

Corner elevations must be designed to suit the high visibility of these locations. Appropriate wall heights, window placement and detail treatments will be consistent with the front elevation (e.g. Window grills and 4" window trims). All model types will be considered on the basis of their suitability to these locations.

## **9.0 WALKOUT LOTS**

Lots Affected: Lots , Block and Lots to , Block

The rear elevation of these homes requires special design consideration and must avoid large expanses of blank wall space as well as a three story towering appearance. The architectural devices that will best achieve the desired elevation are a combination of various wall planes, downhill sloping roofs in combination with dormers, decks and balconies.

The distance from grade to the first eave line should not be more than 20'.

Also see 10.0 for detailing requirements.

## **10.0 HIGH VISIBILITY LOTS**

Lots XXX to XXX, Block XXX have high visibility and require special design consideration. These elevations must incorporate attention to detailing consistent with the front elevation and the overall design.

## **11.0 ROOFING**

Roof slopes will be a minimum 7/12. Bungalow plans may require additional roof pitch (min 8/12) to ensure compatible streetscape. Eave overhangs are to be proportionate to the design of the home. Cantilevers and box outs on visible elevations (front, corner and perimeter lots) must include their own roofline and overhang. The minimum fascia size will be 8".

All roofs are to be an Architectural asphalt shingles as approved by the Consultant in the earth tone colours

(IKO Renaissance, BP Harmony typical.)

All furnace and fireplace chimneys must be contained in a corbelled chase.

The Developer highly recommends the use of High efficiency furnaces and water heaters to eliminate the need for flue venting.

## **12.0 EXTERIOR FINISHES**

The use of window and door surrounds and/or a combination of battens, trim boards, louvers and brick or stone will be a feature on all homes. It is the intent of this clause to ensure all openings visible from the front street and within 3' of the front wall face will be detailed with appropriate trim.

Shadow bands a minimum of 6" are required in all gable end roofs. Additional details such as vinyl

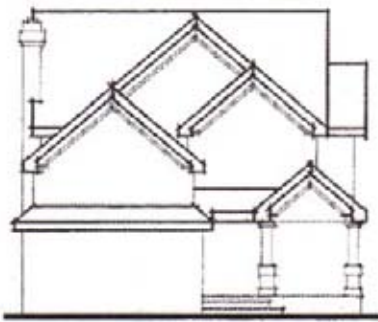
scales are strongly recommended to represent the Heritage style. All Columns at front verandahs and rear decks should be a minimum of 8x8 c/w appropriate detailing.

Permitted cladding materials include vinyl siding in horizontal application, brick/stone in stacked application, stucco, and Stone tile.

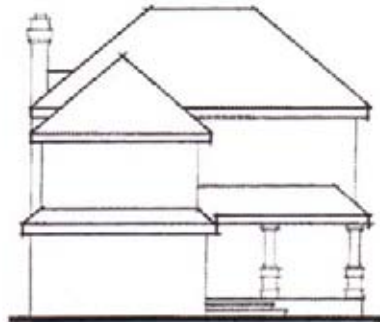
A minimum of 80 sq ft of stone or brick is required on the front elevation of each home.

All trim and masonry details must be returned 24" around corners.

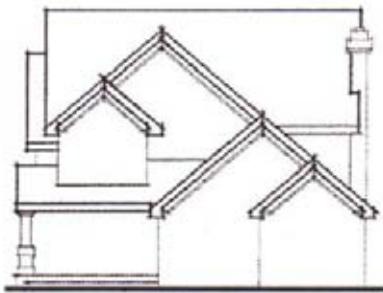
An emphasis on entrance treatments is a requirement. Such treatment may include the use of verandahs, courtyards, and covered entries. Where the design does not lend itself to this concept, the use of alternate detailing and feature windows will be considered.



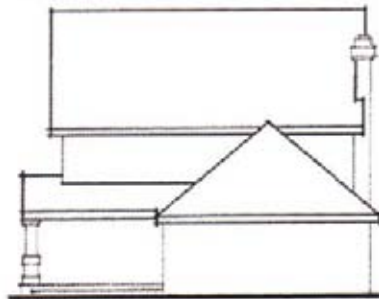
Appropriate



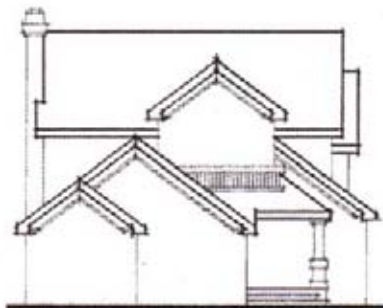
Inappropriate



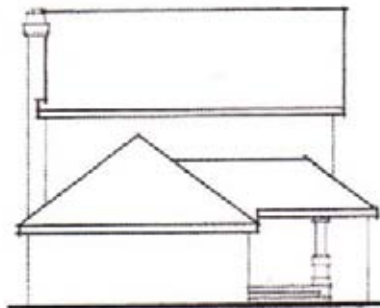
Appropriate



Inappropriate



Appropriate



Inappropriate



Inappropriate



Appropriate



Appropriate

Elevations at these locations must avoid expanses of blank wall space, incorporate attention to detailing and present proportions consistent with the front elevations.



Inappropriate



Appropriate



Appropriate

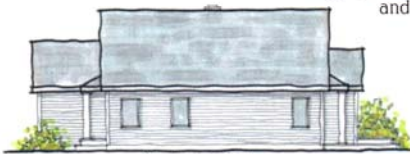


Inappropriate



Appropriate

Flanking side elevations must reflect full front elevation treatment. Appropriate wall heights, window placement and detail treatments will be consistent with the front elevation.



Inappropriate



Appropriate



Appropriate



Inappropriate



Appropriate

Inside corner lots may not require the same level of detailing as the lots on Summerside Drive and Summerside Link.



### **13.0 FENCING**

Wood fencing is acceptable on all lots and shall be consistent in design and color with the fencing style established for the community, an illustration of which is attached.

### **13.1 LANDSCAPING**

It is the responsibility of the homeowner to landscape the front yard. In the case of corner lots the front yard shall include the flanking side yard to the sidewalk, curb or boulevard and to the rear corner of the house. Landscaping must be completed within one year.

The minimum landscape standard shall consist of sod, one tree and a prepared shrub bed containing at least six shrubs. Deciduous trees shall be 2" minimum caliper, coniferous trees a minimum 6' tall, and shrubs shall be a minimum of 18" in height.

To ensure the compliance with the landscaping requirements, a \$1,500.00 security deposit must be paid by the Purchaser, to be refunded by the Builder upon confirmation of satisfactory completion of the landscaping.

### **14.0 ANCILLARY BUILDINGS / GARDEN SHEDS**

The side wall elevations of all ancillary buildings and garden sheds shall not extend higher than adjacent fencing. Where such structures are visible from public adjacencies (i.e. all perimeter lots, corner lots and lots backing onto the lake), exterior wall finishes, style and color shall compliment those used on the house. Roof style and materials are to match the materials used on the roof of the house.

### **15.0 INTERPRETATION**

The enforcement, administration and interpretation of these guidelines shall be at the discretion of Hasco Development or Windward Landtec Inc. The unfettered application of these guidelines shall be without notice or precedent.

### **16.0 SITING**

#### **16.1 Consultant**

Check with the Architectural Consultant and Surveyor for all applicable drawings, and any special conditions.

## **16.2 City / Town Regulations**

Ensure that city regulations are met and note relevant plans regarding utilities and rights of way. All setbacks (Front, Rear yard and side yard) shall be as per the Town of Beaumont Land Use By Law.

## **16.3 Plot Plans**

A designated surveyor shall prepare all plot plans and perform all stakeouts in the subdivision to facilitate establishing building elevations that are consistent and appropriate.

## **17.0 SUBDIVISION APPEARANCE**

### **17.1 Signage**

In order to maintain cohesiveness for signage within the subdivision, all signage will be supplied by the Developer, i.e. all model signs, directional signs and general information signs. The only signage to be supplied by the Builders Group will be on lots owned or sold by that Builder. Excessive abuse of signage, including sandwich boards may necessitate removal of ALL Builder and Realtor signs.

### **17.2 Excavation Material**

Builders must ensure that all excavation is kept within the confines of their lot. Any spillage on a road, land, sidewalk or neighboring lot must be removed immediately or the Developer will arrange for its removal and invoice for expenses.

### **17.3 Clean Up**

Builders should encourage timely removal by all sub-trades of litter on building sites. Failure to comply will result in a clean-up bill being charged to the lot. Supply of bins by the Builder is recommended. Any general clean-up of the subdivision implemented by the Developer can and will be charged pro-rata to all builders.

### **17.4 Construction Activity**

Each Builder is responsible for inspecting the condition of curbs, sidewalks, street lights, services, etc. on his lot and must submit written notice of any damages to the Developer prior to commencing construction, otherwise costs for repairing any damages becomes the sole responsibility of the Purchaser/Builder.

## **18.0 APPROVAL PROCESS**

Prior to application the Builder has inspected the lot and all services. All discrepancies or damage are to be reported in writing to the Developer.

Before applying to the City for a development permit, the applicant shall submit plans for approval of WINDWARD LANDTEC INC. Application shall include the following:

- a) One complete set of house plans; 1/4" or 3/16" = 1'
- b) Two Copies of the Plot plan, prepared by XXXXXXXXXXXX, 1:300, showing lot house grades and drainage pattern, floor and garage elevations; and
- c) Completed application form.
- d) Material and color samples, as required.

Incomplete submissions may be returned without review. WINDWARD LANDTEC INC. will review the plan and recommend approval, modification, or rejection of the application based on the adherence of the plans to these guidelines. Should disputes arise, the Developer shall make the final decision on the acceptability of plans. Once approved, WINDWARD LANDTEC INC. will send a copy of the application indicating any changes to the applicant. After approval, the plans may not be altered without prior written approval of WINDWARD LANDTEC INC. WINDWARD LANDTEC INC. will keep an up-to-date record of plans showing house types, color, roof lines and grades, to advise the applicants of how their proposed house will best fit into the existing situation.

Approval of any and all house plans will be at the sole and unfettered discretion of the Developer.

No stake-out will proceed until architectural approval is granted.

## **19.0 DAMAGE DEPOSITS**

The Builder shall supply a damage deposit or Letter of Credit in the amount of \$3,000.00 (regardless of the number of lots) is due prior to house plan and grade approval to cover:

1. Contravention of architectural objectives.
2. Possible damage to:
  - (a) Curb stop - water valve
  - (b) Sidewalks, curbs and gutters
  - (c) Driveway aprons and asphalt
  - (d) Boulevard landscaping and trees
  - (e) Rear gutters and walkways
  - (f) Light standards
  - (g) Fire hydrants
  - (h) Cathodic Protection points
  - (i) Grading and drainage swales
  - (j) Fencing

## **19.1 Deposit Return Procedure**

Upon completion of construction, site works and landscaping, a final inspection is done to ensure compliance with the architectural guidelines and to check for any damages to municipal improvements.

The following items must be completed prior to a request for final inspection:

- \* Home constructed in compliance with the Guidelines and the approved plan
- \* Construction complete including seasonal work on exterior, site cleared of all debris, sidewalks and curbs cleaned, cc marked and exposed
- \* Landscaping completed in accordance with guideline requirements
- \* Grading certificate for rough grade is provided with City approval

To initiate the final inspection, the **Builder / Purchaser** must forward to Windward Landtec Inc. a request form accompanied by the approved grading certificate.