

Routley Estates

**a planned community
of attractive traditional
style homes.**

Building Design Guidelines

Version 1 : April 23, 2003

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1.0 PURPOSE OF THE DESIGN GUIDELINES

These Design Guidelines will ensure that all homes constructed within this subdivision meet modern architectural standards, have compatible architectural characteristics with neighbouring homes, and are constructed with building materials of a comparable quality.

These Design Guidelines will ensure:

- a readily recognizable traditional / heritage theme.
- high uniform construction standards.
- integrated streetscape.
- distinctive home designs and architectural continuity throughout the community.

2.0 ENFORCEMENT OF THE DESIGN GUIDELINES

There shall not be constructed, placed, erected or maintained on any lot, any dwelling, building or other improvements whatsoever unless and until plans and specifications thereof showing compliance in all respects with these guidelines and showing elevations, siting, size, colour scheme and all materials to be used have been submitted to and approved in writing by the Developer's authorized agent (Design Consultant) who shall have the right and power to approve or reject same in accordance with these Design Guidelines.

The Developer shall establish these Design Guidelines in respect of all lots in the subdivision. The Developer has appointed a Design Consultant to ensure the regulations contained herein are adhered to. The Developer reserves the right to change Design Consultants if in its opinion it is necessary to do so.

To ensure the Design Guidelines are adhered to, a \$2,000 compliance deposit or suitable bond is to be paid to the Developer, by the Builder and/or lot owner, prior to final approval of the house plans. This fee will be returned after a final inspection is issued by the Township of Langley, and the Design Consultant is satisfied that the house conforms to these Design Guidelines. The Design Guidelines supplement the Township of Langley's zoning by-laws, and therefore must be used in conjunction with the Township's by-laws and other regulations.

Before purchasing a lot, or house plans, it is strongly recommended that Builders and/or lot owners first read these Design Guidelines in their entirety. To ensure that the proposed home is compatible with the Design Guidelines and with nearby homes, Builders and/or lot owners must provide the Design Consultant with a preliminary sketch of any street facing façade, and a site plan clearly locating proposed structures, existing trees, driveway cut-ins, electrical boxes, and other significant site influences.

Before applying for a building permit from the Township of Langley, Builders and/or lot owners must submit the following items to the Design Consultant for approval:

- Three sets of house plans which include floor plans, cross sections, all four elevations at 1/8" or 1/4" scale (imperial), or 1:50 scale (metric) and a site plan at a 1/8" = 1'-0" (imperial) scale or a 1:100 or 1:250 (metric) scale, clearly showing the location of the house, driveway, sidewalks, and retaining walls on the lot.
- Samples of colours and materials of the exterior finishes, or a description of the materials including colour codes, common colour name, manufacturer name, and product name. (see "Exhibit A - Design Guideline Checklist" in the Appendix).

The Builder and/or lot owner is obligated to follow the recommendations of the Design Consultant. Only plans displaying the Design Consultant's approval stamp will be submitted to the Township of Langley for a building permit.

In all cases where major revisions or refusal of the home is involved, the Builder and /or lot owner will be given an opportunity to meet and discuss the proposed revisions before a formal request for changes or an outright refusal of the home is issued.

Once a plan is approved and bears the stamp of approval, any subsequent changes must be approved in writing by the Design Consultant. A re-approval fee may be charged to the Builder and / or lot owner requesting the changes. After the house and front yard landscaping is completed, it will be inspected by the Design Consultant to ensure that the Design Guidelines have been adhered to. If inspection results are found satisfactory, the compliance fee will be returned. Exterior changes made to the house without the written approval of the Design Consultant will affect the return of the deposit to the Builder and/or lot owner. There will be a minimum charge of \$50.00 for alterations to the exterior colour of the house, or to the building plans.

3.0 MAIN DESIGN OBJECTIVES

A new home constructed on any lot should meet year 2000's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a trim and detailing standard used specifically to reinforce the style objective, as determined by the Design Consultant;

A desirable new character area is created in which moderately sized homes are identified by a common traditional and heritage architectural theme, including some of the following elements: steeply pitched gable elements articulated with wood or wood look-alike detailing, covered entry verandas or porches, articulated wood columns, wood or stone post bases, wood railings, vertically aligned rectangular windows (dominant), wood flower boxes, 1x4 wood window trim and door trim, or other style-authentic heritage or traditional elements resulting in a neighbourhood with a desirable, readily recognizable identity, as determined by the Design Consultant.

The development should be internally consistent in theme, representation, and character as determined by the Design Consultant.

The type of home constructed should be compatible with the topography of the site.

4.0 GUIDELINES FOR THE LOT

4.1 Siting and Setbacks

The siting of each house shall take into consideration the lot's natural characteristics, including the slope of the lot, the location of existing trees that can be preserved, and the location of neighbouring improvements, as determined by the Design Consultant in relation to the over-view or over-shadowing of neighbouring lots and improvements.

Minimum building setbacks shall be as specified in the Township of Langley's zoning by-laws. However, to create interesting streetscapes, to ensure consistency and continuity of the streetscape, to ensure view preservation, and to maximize privacy, the Design Consultant and the builder / applicant will endeavour to ensure that specific setbacks are suitable for specific lots, and if needed will increase setback requirements on individual lots, to amounts which may be more stringent than minimum setbacks of the zoning by-law.

It is the Builder and/or lot owner's responsibility to identify the location of easements, right-of-ways, hydro boxes, streetlights, and services, and to comply with the setback requirements established by the Township of Langley and the recommendations of the Design Consultant.

4.2 Lot Grading

Houses are to be designed to respond to natural grading conditions and minimum building elevation requirements set by the Township of Langley. Changes to the natural topography such as raised plateau areas and the introduction of large amounts of fill will be discouraged. Coastland Engineering has the authority to change lot grading elevations.

The use of retaining walls shall be discouraged within the neighbourhood. Any retaining wall design requires the specific approval of the Design Consultant.

Where retaining walls are not indicated on final building plans the Builder and/or lot owner should meet with the Design Consultant to establish an acceptable design that minimizes impact on existing drainage flow patterns and minimizes visual impact on neighbours. Where unavoidable, retaining walls shall be constructed of either 6 inch x 6 inch pressure treated timber, or 4 inch x 6 inch pressure treated timber, or architecturally treated concrete or interlocking concrete blocks. All retaining walls and their foundations, including drainage pipes, are to be within property lines so as not to cause any encroachment on the neighbouring lot. Retaining wall height shall not exceed 3'-0".

The Builder and/or lot owner is responsible to ensure that foundation excavations are back-filled and that excess soil is removed from the site to an approved disposal site after construction and that landscaping and other site changes do not interrupt the approved drainage pattern. Soil from the excavation is not to be permanently placed on site unless in compliance with the approved lot grading plan.

The proposed grading of the property must be substantially in accordance with the approved lot grading plan for the lots.

4.3 Driveways and Sidewalks

Only the following construction materials are to be used for driveways and sidewalks:

- (i) exposed aggregate concrete,
- (ii) pavers, or
- (iii) stamped concrete, or
- (iv) "brushed" or "broom finish" concrete.

Asphalt surfacing materials must not be used anywhere on the lot.

The location of the driveway and sidewalks will be based on the objectives of maintaining open space and avoiding significant trees, streetlights, or service boxes. Driveways shall not conflict with drainage swales on the lot grading plan. Driveways shall be situated firstly to take advantage of grade orientation, and secondly to provide for open green spaces. There shall be a minimum of two parking spaces with a concrete surface on each lot. Garage and driveway location must be approved by the Design Consultant to ensure compatibility with adjacent houses.

4.4 Landscaping

All street fronting yard areas on the lot shall be landscaped with lawn, trees, shrubs, flower beds, and sod. Sod should be provided from the street to the front face of the home on an interior *lot*, or provide sod from the front and flanking streets to the front and flanking side of the home on a corner *lot*.

Street boulevards shall be covered with lawn by the Builder and/or lot owner at the same time as front yard landscaping is carried out.

Provide a minimum of 10 shrubs (3 gallon pot minimum) in the front yard of an interior lot and a minimum total of 15 shrubs on a corner lot. Rear yards of double-fronting lots shall be landscaped with a minimum of 10 shrubs. See Item 5.5 for identification of double fronting lots.

Landscaping of all street fronting yards should be completed within 60 days of the completion of the *improvements*, except if weather conditions make it impossible to do so, in which case that *person* will complete that landscaping as expeditiously as possible, and prior to final inspection.

Side yards and rear yards shall be cleaned and graded within 30 days of completion of house construction, and prior to final inspection.

4.5 Fencing

Chain-linked fences shall not be permitted.

REAR YARD AND SIDE YARD fences shall be of a standard cedar lattice (30 cm) over vertical cedar board type. Rear and side yard fences shall not exceed 1.8 meters in height.

SIDE YARDS LOCATED ON FLANKING STREETS may use the 1.8 meter cedar board fence standard, providing the fence does not extend more than 1.2 meters toward the front yard, measured from the rear corner of the home along the flanking elevation.

REAR YARDS LOCATED ON DOUBLE FRONTING LOTS shall have a cedar lattice fence with a functional gate and low profile landscaping along the street side of the cedar fence. See item 5.5 for identification of double fronting lots.

4.6 Recreational Equipment and Accessory Buildings

Trailer, boats, commercial vehicles, recreational equipment and other similar objects on a lot are required to be stored inside an enclosed space or behind fencing or screening, and are not allowed in the front yard.

Accessory Buildings are restricted to the rear yard.

5.0 GUIDELINES FOR THE HOUSE

5.1 House Sizes and Types

Two-Storey homes: Two-storey homes must have a finished living room and/or great room, dining room, and kitchen on the main floor (ground level). The majority of bedrooms must be located on the second floor. The minimum size for a Two-Storey home shall be 1700 square feet.

Bi-level and Split Level homes: The majority of bedrooms are to be on the upper-most floor. Living and kitchen facilities may be on the upper floor provided no other kitchen facilities are provided in the home. The minimum size for a Bi-Level or Split Level home shall be 1700 square feet.

Bungalows: The minimum size for a Bungalow home shall be 1100 square feet.

5.2 Exterior Design

Continuity of theme and character in the community will be maintained by means of a design review by the Design Consultant, that will ensure that the size of architectural elements (such as the front entry or garage) relate proportionally to the size of such elements on neighbouring homes. Roof forms, roof pitch, building height and massing of the structure should be compatible with those of adjacent homes.

The design of structures shall be style-authentic within the heritage / traditional style range. A high degree of compatibility shall be established between the proposed style theme, and the roof forms, volume allocations, and detailing features commonly associated with the intended style, as determined by the Design Consultant.

5.3 Building Height and Massing

The building height and massing for improvements on the lot are to be compatible with the lot grading plan, and with the improvements on adjacent lots in relation to roof design and transition in building height, as determined by the Design Consultant

The design of the single family dwelling incorporates the following general massing design principles, as determined by the Design Consultant.

- the volume of the wall mass of individual architectural elements, such as the front entrance, the garage, and feature projections are in proportions normally associated with the declared style of the dwelling.

- wall mass volumes on any street facing facade are allocated to locations on that facade in a manner that results in the achievement of overall balance in the design, as determined by the Design Consultant.

5.4 Dwelling Design

The design of the dwelling is substantially as shown in Exhibit B herein.

Similar exterior designs shall be separated by a minimum of 3 lots along the same street, measured to the closest lot lines. Where the same exterior design occurs along the same street, homes shall be differentiated by colour.

5.5 Corner Lot Design and Double-Fronting Lot Design

CORNER LOTS : Corner lot designs shall achieve the objective of creating open space at the street corner by reduced massing of building elements nearest the street corner. The garage should face one street and the front entrance face the other, or the design should provide for significant architectural features on both the front and flanking street sides of the dwelling, resulting in suitable architectural representation on street facing sides of the dwelling, as determined by the Design Consultant.

DOUBLE-FRONTING LOTS: Houses on double fronting lots shall be designed to architecturally address both the front and rear streets. The lower floor at the rear of the home shall have a covered porch or veranda that covers at least one third of the width of the façade. A raised panel type door or “French door” shall be clearly visible from the street at the rear. Wall materials should be similar to those used on the front, except that stone or brick used on the front is not required at the rear. The following lot numbers are those identified as double fronting lots: lot # 9 through lot # 27 inclusive.

5.6 Wall Cladding and Detailing

Special attention to consistency in the exterior treatment of the house will be required. Detailing which is important to the design’s integrity is considered essential and should not be omitted.

Specific exterior design details:

1. In general, the main materials used on the front of the house should be used on all other faces of the building.
2. The main exterior wall cladding materials shall be limited to stucco, vinyl siding, wood siding, wood shingles, “Hardiplank”, composite wood products approved by the Canadian Standards Association (CSA) and the Design Consultant, and brick, and stone.

3. Stucco is to be predominately a single colour with complementary colours for highlighted areas. The texture of the stucco (sand float, rough dash, slop dash, etc) is to be approved by the Design Consultant prior to application.
4. Wood and/or brick or stone will be required as accent materials on the front façade of all homes.
5. Vinyl siding is to be applied horizontally or vertically. The front façade is to have accent trims, such as 1x4 or 1x6 wood trim or shutters, or plant ledges at feature windows. Secondary windows, columns and garages should also be trimmed to provide relief from a vinyl only front-façade. The design should be integrated in a related use of materials and complementary colours.
6. Covered entry verandas and front porches are encouraged.
7. Some Heritage or Traditional detailing is required.
8. Chimneys must be boxed in and finished with the same material as the main siding and trim. Decorative (corbelled) caps are encouraged. Standard brick or stone finishes are permitted on chimneys provided they are incorporated as an integrated design feature.
9. The extent and use of accent veneers such as brick, stone, and special trim shall be at the discretion of the Design Consultant.
10. Exposed concrete block is not permitted. Exposed concrete foundation walls are not to exceed 0.75 meters in height.
11. Consistency in the exterior treatment of each home is necessary to ensure the authenticity of the intended style, and to ensure that the homes relate to one another, thereby creating consistency in the streetscape.
12. Fascia board colours must complement the siding colour.
13. Front doors will have raised panels of solid construction which are painted to match trims or to complement other finishes in the home. A window feature will be permitted subject to the approval of the Design Consultant. Exterior lighting design should feature the front entry doors.

5.7 House Colour

In general, the appearance of the development will be enhanced by coordinating colours along each street to ensure the theme is maintained. The main colours will be natural, and neutral in hue. Secondary colours that apply to trim boards, shutters, doors and other decorative features shall highlight and complement the main colours.

The Design Consultant will ensure that exterior colours on each home are coordinated to be complementary to one other and that adjacent homes do not have identical colour schemes.

A colour selection check list will be completed for each home or accessory building by the Builder and/or lot owner, and will require the design Consultant's approval. The checklist attached as Exhibit A in the appendix herein should be completed and submitted to the Design Consultant prior to receipt of final plan approval.

5.8 Roof

Roof surfaces will be of shake profile asphalt singles, shake profile concrete roof tiles, cedar shingles, or other shake profile roofing products which are approved by the Canadian Standards Association (CSA approved), and are approved by the Design Consultant. The roofs are to be a uniform colour throughout the subdivision (dark grey, dark brown or charcoal colour). The intent is to keep roofing materials and colours in groupings.

The minimum roof pitch is 6:12, except where a lower pitch achieves the purpose of protecting a view corridor or achieving style authenticity in a particular element such as a shed dormer or reduced pitch at a covered entrance veranda, in which case the lower pitch may be permitted subject to Design Consultant approval.

Front facades must have a roof element between the first and second floor such as a veranda or covered entry roof element that covers a portion of the façade.

All roof stacks, flashing, etc., are to be painted to match the roof colour.

5.9 Garages

A two vehicle fully enclosed garage is required on each lot.

All garages must have closing doors to ensure that stored household belongings are not visible from the street.

6.0 CONSTRUCTION AND MARKETING PROTOCOL

6.1 Signage

Signs erected by a Builder and/or lot owner or agent may not be larger than 0.6m x 0.9m (2'x3'). Only the Developer or the Developer's agent may erect larger signs for the purpose of marketing the development; said signs are to be removed once the development is complete. Only one "For Sale" sign may be placed for each residence.

6.2 Protection of Curb, Sidewalk and Utilities

The Builder and/or lot owner is responsible for repairing any damage to curb, sidewalk, roadways, swales, or service connections as a result of the house construction. The Builder and/or lot owner should inspect the lot prior to construction and inform the Design Consultant and the Permits & Licenses Department of the Township of Langley of any existing damage.

Once the house is constructed, the lot and adjacent services will be inspected to ensure that any and all damage is repaired. Should the Builder and/or owner fail to make the necessary repairs, then the Developer will do so and deduct the costs from the compliance deposit.

6.3 Appearance During Construction

The Builder and/or lot owner is required to keep the lot, sidewalk, curb, and street clean and orderly during construction. There shall be no burning of garbage.

7.0 SPECIAL LOT RESTRICTIONS

7.1 Drainage Easements and Rights-of-Way

Builders and/or lot owners purchasing lots encumbered with drainage easements or rights-of-way must pay special attention to completed swales and lot grading in order to maintain established overland water flows. Special precautions shall be taken during construction regarding ground and surface runoff. Builders and/or lot owners found negligent shall be charged for any clean-ups carried out by the Developer.

Lot grades and swales located on the lots shall be maintained by the owner.

8.0 SEVERABILITY AND LIABILITY

8.1 Severability

If any provision herein is determined to be voided or unenforceable in whole or in part, it shall not be deemed to affect or impair the enforceability or validity of any other provision or any part thereof.

8.2 Liability

The Developer and its designated Design Consultant assume no responsibility for the accuracy of the information provided or from any losses or damages resulting from its use. Nothing contained within these Design Guidelines shall impose any liability on the Developer or the Design Consultant, for damages of any kind, consequential or otherwise, resulting from structural defects, drainage, the determination of lot boundaries, the location of the home, the location of trees, the appearance of any home or lot, the failure or appearance of retaining walls, the colour of any home, or any zoning by-law infractions.

9.0 PROCESS AND OBLIGATIONS

9.1 Pathway to Completion

The following steps are recommended to the Builder and/or lot owner to ensure successful completion of the requirements:

1. Visit the lot. Note all characteristics, including lot slope, the location of significant trees that should be retained, the location of rock outcroppings and other natural amenities, the potential for view, the potential for view blockage, the location of streetlights, electrical boxes, service locations, driveway cut-ins, and lot shape.
2. Conduct a title search. Be aware of all encumbrances such as easements, prior charges, etc. Carefully review the text of the registered Design Guidelines.
3. Obtain lot grading information for your property. Ensure that the depth of services is sufficient for any need you may have to accommodate a basement, and be aware of final grading implications including the need for retaining walls.
4. Choose a home plan designer.
5. Prepare a preliminary submission including views of any street facing side of the home, a preliminary floor plan design (which may be from a plan book), a site plan indicating the location of improvements, and send it to the Design Consultant for preliminary approval.
6. If approval is not issued by the Design Consultant, contact the Design Consultant and determine what course of action is necessary to obtain approval. If necessary, meet with the Design Consultant.
7. If satisfied with the outcome of the preliminary approval process, purchase the lot and pay the \$2,000 Design Guideline compliance deposit to the Developer.
8. Complete final working drawings in accordance with any notes added by the Design Consultant to the preliminary submission, and send three complete sets of working drawings to the Design Consultant.
9. Apply for a building permit at the Township of Langley.
10. Construct forms in accordance with elevations indicated on the final blueprints. If there is any discrepancy between the approved elevations for forms and the as-constructed elevations of the forms, stop work and contact the Design Consultant.
11. Complete construction of the home in accordance with the approved plans including all finishing and painting.

12. Install landscaping in accordance with approved plans.
13. Call for final inspection by the Design Consultant and by the Township of Langley.
14. If the completed home meets requirements of the Design Guidelines, an approved inspection form will be completed by the Design Consultant. If not, a list of deficiencies will be issued, which should be corrected, after which a re-inspection should be called.
15. Supply the Design Consultant with proof of final building approval by the Township of Langley.
16. Presuming the Design Consultant's inspection is complete and that final approval has been obtained from the Township of Langley, the consultant will send a letter to the Developer recommending return of the compliance deposit.

9.2 Obligations of the Builder and/or Lot owner, and the Developer

The Builder and/or lot owner agrees to complete construction of the home and landscaping in accordance with the provisions of the Design Guidelines within one year following the completion date of the sale of the lot. The Builder and/or lot owner acknowledges that failure to complete the home and landscaping within the said one year period will harm the Developer, and the Developer shall therefore be entitled to retain the \$2,000.00 compliance deposit. In addition, the Developer shall be entitled to commence action against the Builder and/or lot owner to recover any costs or expenses incurred by the Developer in excess of \$2,000.00 per lot. Following any damage claim, the obligations of the Developer to maintain architectural control in respect of the lot or lots shall terminate, at the discretion of the Developer.

The Builder and/or lot owner further acknowledges and agrees that the Builder and/or lot owner shall have no right or privilege to enforce the Design Guidelines or to cause the Developer to take any action in respect of enforcement of the Design Guidelines for any other lot within this development.

Exhibit A

Design Guideline Checklist (Page i of ii)

LOT # : _____
 Applicant: _____ Designer: _____
 Applicant Tel: _____ Tel#2 _____ DesignerTel: _____
 Applicant Address : _____

EXTERIOR CONSTRUCTION MATERIALS AND COLOURS

COLOUR POLICIES :

- Colour reservations are based on date received.
- Similar roof colours are permitted on adjacent homes.
- Similar wall colours permitted with *one* lot separation (however, trim should be different).
- Similar wall colours are permitted directly across the street (trim colour must differ)
- Identical colour schemes permitted with 4 lots separation, provided homes are not identical.
- Colours for main cladding materials from neutral or natural colour palettes only.
- Colours for trim can be neutral, natural, or primary (primary colours in subdued tones only).
- Identical brick and stone profiles and colours may be used on adjacent homes.

===== This Section to be completed by applicant =====

ROOF:

Roof surface material :

- Cedar shakes or shingles
- Shake profile concrete roof tiles : colour = _____ Grey or _____ Brown
- Asphalt shingles. (IKO Chateau or similar) colour = _____ Grey or _____ Brown
- Fascia / Barge Board size : _____ 2x8 _____ 2x10
- Fascia and Barge board colour : _____
- Gutters colour : _____

WALLS

Main wall cladding material:

- Vinyl
- Wood or Hardiplank
- Stucco

Colour of main wall cladding material : _____

Feature materials: _____

Gable end material : _____ Gable end colour : _____

Wall accent material: _____ Wall accent colour: _____

Base trim material : _____ Base trim colour : _____

Detailing features (brackets, braces, dentil, etc.) colour: _____

Brick accent colour (if brick used) : _____

Stone accent profile and colour (if used) : Profile _____ Colour _____

Downspouts : (prefer same colour as siding) : _____

OPENINGS

Window and door trim size : _____ 1x4 _____ 1x6 _____ 1x8 _____ Other

Window and door trim colours : _____

Front entrance door colour : _____ Garage door colour : _____

Design Guideline Checklist (Page ii of ii)

==== **FOR INTERNAL USE ONLY** : This Section completed by Design Consultant ====

FORM, SIZE, AND CHARACTER of proposed home

- Two-Storey type : _____ Size exceeds 1700 sq. ft. excluding garage.
- Bi-Level or Split Level : _____ Size exceeds 1700 sq. ft. excluding garage.
- Multi-Level : _____ Size exceeds 1700 sq. ft. excluding garage.
- Rancher (Bungalow): _____ Size exceeds 1100 sq. ft. excluding garage.
- Basement Entry _____ Size exceeds 1700 sq. ft. excluding garage.
- Heritage or Traditional design objectives achieved.

DESIGN ATTRIBUTES : MASSING, PROPORTIONS, BALANCE, VOLUME ALLOCATIONS

- the volume of individual architectural elements, such as the front entrance, the garage, and feature projections are in proportions normally associated with homes of a classical or neo-classical style.
- wall mass volumes on any street facing facade are allocated so as to achieve overall balance in the design.
- Massing expresses a clear and strong hierarchy of forms.
- Single storey front entry porch or veranda is integral to the design.
- Primary roof slope is suitable given style objectives.
- Garage massing is secondary to primary form of house.
- Corner lot homes architecturally address front and flanking streets.
- Not similar to other home within 3 lots along same street.

TRIM AND DETAILING

- Detailing quantity and standard is consistent with other approved homes.
- Trim and detailing is style-authentic, reinforcing traditional / heritage theme.
- Wood, brick or stone accents have been used.

SITING INFORMATION (to be clearly detailed on Site Plan)

- Sufficient dimensional detail to accurately locate structure.
- Structure sited in acceptable relation to neighbouring improvements.
- Grading on lot matches City's final lot grading plan.
- Main floor elev. of home to left = _____ ***Avg homes left+right=*** _____
- Main floor elev. of home to right = _____ ***This home main floor=*** _____
- Existing and proposed grading at all corners of structure.
- Driveway location (left/right) complies (matched pre-set driveway plan).
- Swales, easements, drainage patterns indicated.
- Fences clearly indicated and comply with setbacks.
- Basement volume calculated and explained mathematically.
- Retaining wall design is acceptable.
- Good transitional grading relationship with neighbours.
- Landscape design acceptable. Min. one 5 cm deciduous or 2.0m conifer + 10 shrubs on an interior lot and minimum two trees and 15 shrubs on a corner lot.

Completed by: _____ Date: _____
Project Design Consultant

Exhibit B (page i of ii)

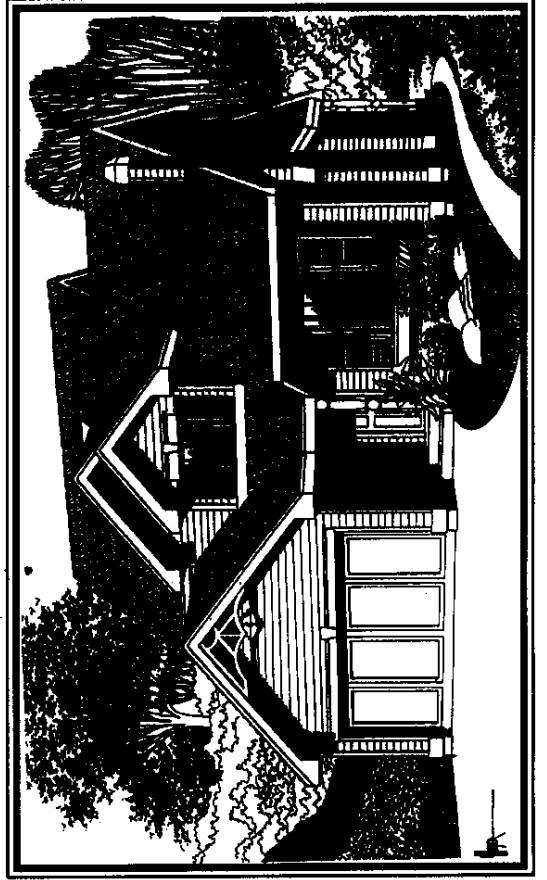
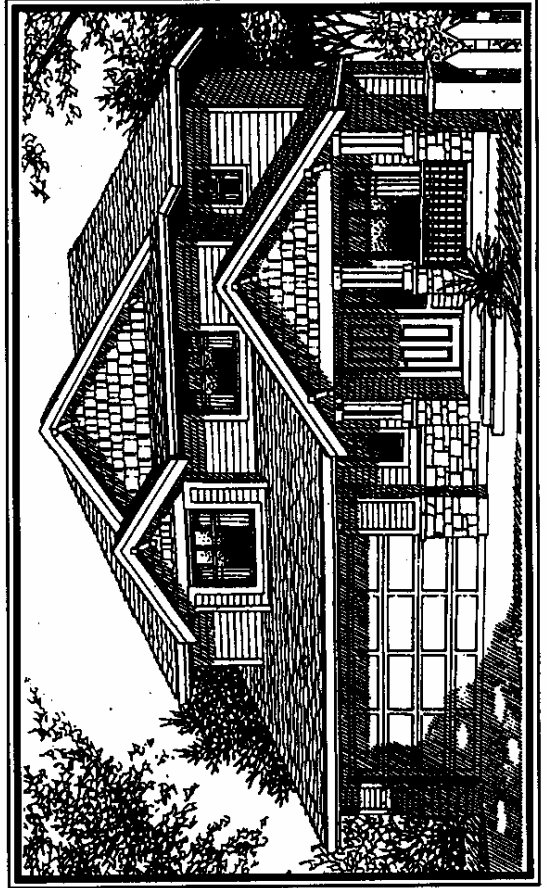
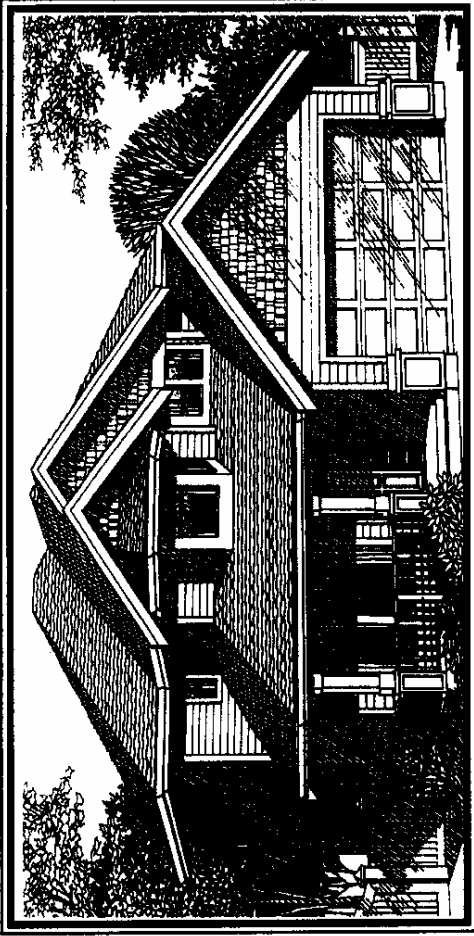
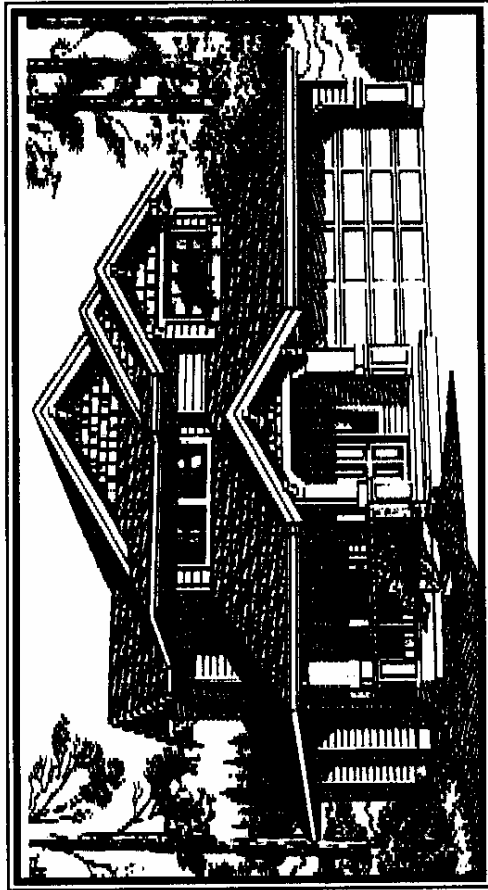


Exhibit B (page ii of ii)

