

HAMILTON HEIGHTS

Architectural Guidelines

CIVICWORKS
PLANNING + DESIGN

ARCHITECTURAL GUIDELINES

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CONTENTS

1 INTRODUCTION

2 VISION

3 APPROVAL PROCESS

- 3.1 Building Grade & Marketing Plans
- 3.2 Concept Design Review
- 3.3 Final Design Review
- 3.4 Grade Slip & Building Permit
- 3.5 Final Inspections

4 COUNTRY RESIDENTIAL "A" ZONING REGULATIONS

- 4.1 Dark Skies Bylaw
- 4.2 Country Residential "A" Zoning
- 4.3 Accessory Buildings

5 ARCHITECTURAL STYLES

- 5.1 Architectural Theme
- 5.2 Massing
- 5.3 Lot/Unit Grading
- 5.4 Retaining Walls
- 5.5 Roof
- 5.6 Colours
- 5.7 Trim, Fascia, & Soffit
- 5.8 Garages
- 5.9 Driveways
- 5.10 Exterior Finishes

6 ENVIRONMENTAL INITIATIVES

7 LANDSCAPE GUIDELINES

- 7.1 Landscape Completion
- 7.2 Soft Landscaping & Ground Cover
- 7.3 Planting List
- 7.4 Swimming Pools
- 7.5 Sports Courts
- 7.6 Sea Cans
- 7.7 Dog Houses & Dog Runs
- 7.8 Appearance During Construction
- 7.9 Addressing Signage

8 MISCELLANEOUS GUIDELINES & RESIDENT INFORMATION

- 8.1 Recreation Equipment & Recreation/Commercial Vehicles
- 8.2 Garbage Storage
- 8.3 Visibility Lines
- 8.4 Satellite Dishes

9 DISCRETION

- 9.1 Building Commencement
- 9.2 Homeowners Association (HOA)
- 9.3 Right to Amend



1 INTRODUCTION

Hamilton Heights is a master planned residential community west of the Hamlet of DeWinton, south of the City of Calgary, in the Municipal District of Foothills No. 31.

Hamilton Heights is situated on an 80 acre parcel of land and consists of eighteen (18) lots designed to support single family homes.

2 VISION

The quality of the development is enhanced through the implementation of the Hamilton Heights Architectural Guidelines, which set forth certain architectural and landscape elements that are required for each home site. These guidelines are thoughtfully developed to enhance the integrity of the community and each Applicant's investment in the community. While not absolute or prescriptive, the Guidelines will promote a high level of architectural detail, ensure a pleasing building form, offer attractive landscapes and encourage high quality and diversity in architectural style.

3 APPROVAL PROCESS

The Architectural Coordinator will examine each proposed residential home to ensure compliance with the Guidelines. An “Approved” stamp from the Architectural Coordinator will be required on the home plans prior to the owner/builder (the “Applicant”) applying for a Building Permit from the Municipal District of Foothills No. 31. After construction is complete, the builder is to request a final inspection by the Architectural Coordinator. The Architectural Coordinator will inspect the completed home to ensure compliance with the “Approved” plans.

All applications for architectural approval are to be accompanied by the required and completed forms. Applications will not be processed until all required information and compliance fees have been received.



3.1 BUILDING GRADE & MARKETING PLANS

The Architectural Coordinator will supply the Applicant with an electronic copy of the Grade Plan and a Marketing Plan via archcontrol.com which will contain, among other information, the following:

1. Lot/Unit grades
2. Easements and/or rights-of-way
3. Construction setback line from top of bank (if applicable)
4. Garage location/Driveway location (where applicable)
5. Utility infrastructure
6. Other information specific to the Lot/Unit (e.g. retaining walls)

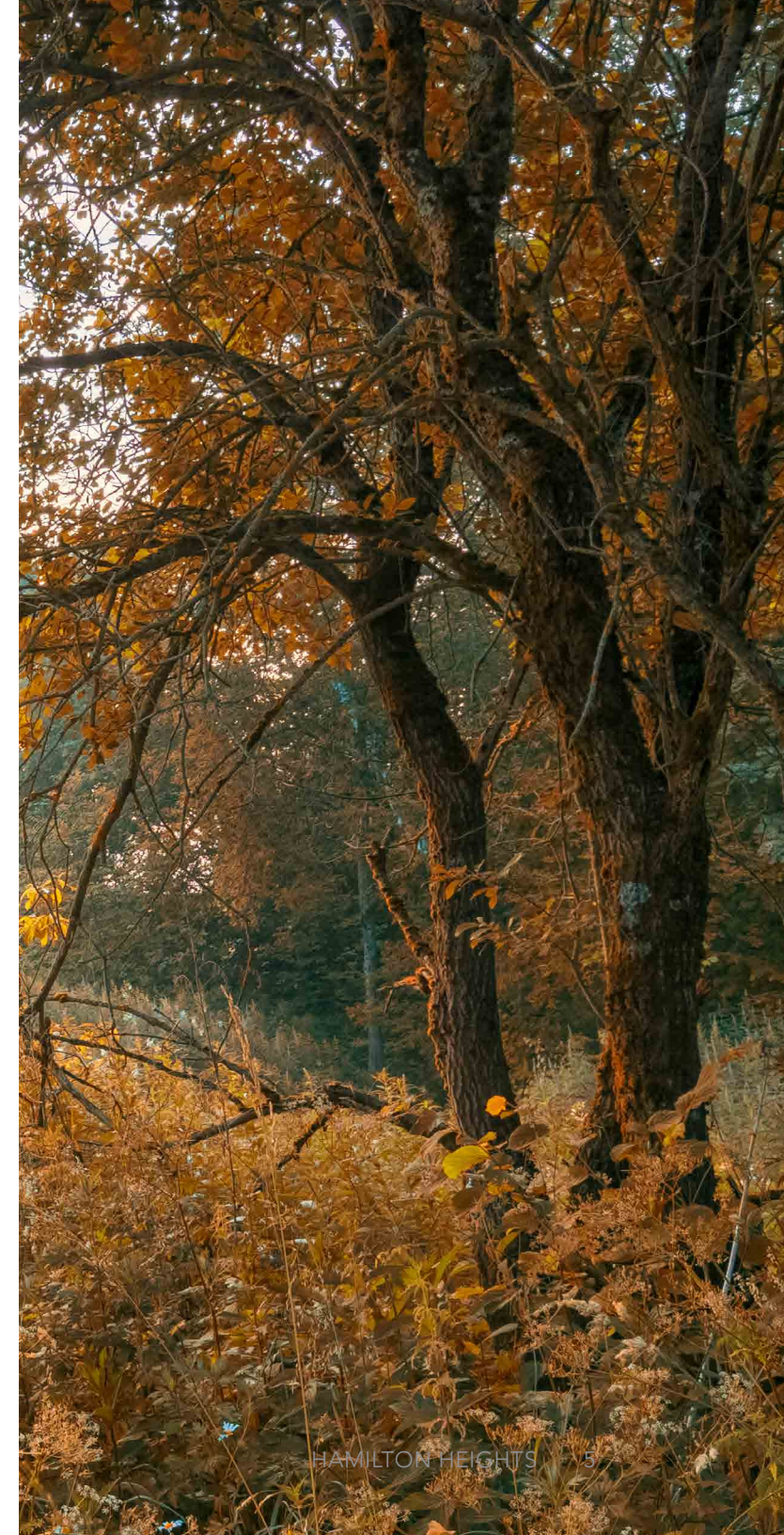
All designs MUST conform to the Grade Plan prepared by the Developer’s engineering consultant. Some grade adjustments may be made by the Architectural Coordinator to accommodate certain design elements and/or site conditions.



3.2 CONCEPT DESIGN REVIEW

Following the purchase of the home site, the applicant will meet with the home designer to create a conceptual design which will then be submitted to the Architectural Coordinator for review. The following will be required when submitting a Conceptual Design:

1. Completed Concept Design Review Form (Appendix A)
2. Conceptual site plan (as per review form)
3. Conceptual landscape plan (as per review form)
4. Conceptual floor plan
5. Conceptual elevations
6. Perspective sketch
7. Exterior materials & colours
8. At this time, the Applicant may apply to the Municipal District of Foothills No. 31 for a Development Permit in accordance with the Conceptual Plans.





3.3 FINAL DESIGN REVIEW

Following the approval of the conceptual design, the Applicant may begin your final design. Once complete, please submit the following for review:

1. Completed Final Design Review Form (Appendix B)
2. Construction Drawings
3. Site plan & Landscape plan (as per review form)
4. Final selection of exterior materials & colours
5. Builder's Certificate of Insurance
6. \$20,000.00 Construction Compliance Deposit
7. \$20,000.00 Landscape Compliance Deposit



3.4 GRADE SLIP & BUILDING PERMIT

Following the approval of your working drawings, the builder will be issued a grade slip. Applicant drawings may now be submitted to the Municipal District of Foothills No. 31 for issuance of a Building Permit.



3.5 FINAL INSPECTIONS

Once the construction of your home is complete, you will submit a written request to the Architectural Coordinator to conduct the final inspection. Provided the home is complete and there are no architectural deviations from the approved drawings, the Construction Compliance Deposit will be released at this time.

Once the landscaping is completed, the Applicant will submit a written request to the Architectural Coordinator for final landscaping inspection. Provided the landscaping is complete and there are deviations from the approved drawings, the Landscape Compliance Deposit will be released at this time.

4 COUNTRY RESIDENTIAL "A" ZONING REGULATIONS

Development and construction of Hamilton Heights is governed by the Land Use Bylaw established by the Municipal District of Foothills No. 31 (the M.D.), the Architectural Guidelines, and Hamilton Heights Homeowners Association Bylaws. The Country Residential "A" Zoning requires a Development Permit prior to issuance of a Building Permit. The review of a house plan for compliance will be completed by the Architectural Coordinator and an "Approved" stamp issued prior to the applicant submitting a Building Permit application to the M.D. All construction must comply with the current Land Use Bylaw and the Alberta Building Code. Construction may only begin upon receipt of a Building Permit from the M.D. and a Grade Slip from the Architectural Coordinator. Conformity with the Guidelines does not supercede the required M.D. approval process.



4.1 DARK SKIES BYLAW

The purpose and intent of the MD's Dark Skies Bylaw is to regulate the type of light source and fixture that is to be installed by any applicant in the M.D., thereby mitigating further light pollution and reducing existing light pollution that is shown (in certain instances) to adversely affect astronomical observation, plant and animal cycles, and the safety and health of those persons within the M.D. All installed light fixtures must be Dark Skies compliant.

4.2 COUNTRY RESIDENTIAL "A" ZONING

Every home site will have a designated site development envelope that will ensure not to impede predominant site lines to neighbouring residences. This is the area that all construction will take place; no part of the principal building, garage, deck or accessory building may be located outside of the building envelope. A Development Permit is required prior to issuance of a Building Permit.



4.2.1 Minimum Yard Setbacks Requirements

- Front Yard Setback: 15m (49.21 ft) from the right of way of an internal subdivision road;
- Side Yard Setback: 15m (49.21 ft) from the property line.
- Rear Yard Setback: 15m (49.21 ft) from the property line.

4.2.2 Minimum Building Sizes

The minimum permitted floor area for each home site, excluding garage and undeveloped lower level below grade is as follows:

- Bungalow 1,750 square feet (162.58 m²)
- Two-storey 2,400 square feet (223 m²) with a minimum of 1,400 square feet (130 m²) on the main floor level.

4.2.3 Building Height

- Buildings on each home site shall not exceed a maximum height of 12 metres.



4.3 ACCESSORY BUILDINGS

Accessory buildings and structures such as gazebos, carriage houses, greenhouses or garden sheds must be designed to match the look of the home and use the same exterior finishes and colour scheme.

- Stock aluminum sheds, garages, and greenhouses are not permitted.
- All accessory buildings must be in accordance with the Municipal District of Foothills No. 31 - Land Use Bylaw Articles 4.2.1.7, 9.2, and 13.1.7.6 and are subject to the review and approval of the Architectural Coordinator.

5 ARCHITECTURAL STYLES



5.1 ARCHITECTURAL THEME

Four architectural styles have been selected for Hamilton Heights: Mountain Vernacular, Craftsman, English Country and French Country.

These four styles will come together to create a community that will compliment the natural beauty with which it is surrounded.

5.1.1 Mountain Vernacular

Mountain Vernacular or 'alpine' style architecture have rustic characteristics and are designed to take advantage of picturesque mountain views. Elements such as massive exposed beams, peeled log partitions, stone bases, cross gables, and timber gable ends provide a cabin-like charm. Common features include oversized windows and large decks. Utilizing materials found naturally in alpine regions, Mountain Vernacular is a popular style in the Calgary and Rocky Mountain region.

Identifying Features:

- Cross gables
- Timber framing
- Natural materials
- Simple roof lines
- Timber gable ends

5.1.2 Craftsman

Predominant characteristics of the Craftsman Style are moderate to steep-pitched roofs with second storey dormers, covered front verandas, decorative beams or braces and the use of traditional building materials in deep rich colours. The minimum required roof pitch for Craftsman homes is typically 7:12 with a 12" minimum overhang.

Siding and trim colors should be inspired by natural surroundings and should complement the natural materials used on the home. Masonry is essential for this style and should be used on the base to ground the home to add a presence of stability. All columns at a minimum are to be partially clad in masonry, extend to ground level, and be squared or tapered in design. Masonry heights may vary but the thickness should always be much greater than the pier. Elements like brackets, blocks, false trusses, and exposed rafter tails are encouraged to give the presence of solidity.

The style of this home should represent its surroundings so massing and materials must be carefully considered.

Identifying Features:

- Pitched roofs
- Covered front veranda
- Broad overhangs
- Exposed roof beams
- Double hung windows
- Extensive trim work
- Timber detailing





5.1.3 English Country

English Country style architecture combines features of popular European designs to create a refined elegance in this eclectic style home.

The most distinctive characteristics of the English Country Style are steeply pitched hip roofs, and feature gable roofs with decorative elements. These gable areas are often clad in full stone. The minimum required roof pitch for English Country homes is typically 9:12 with a 12" minimum overhang. The English Country Style has some resemblance to the French Country Style but without the curved rooflines and curved dormers.

A good portion of the elevation should be clad in stone. Open gables can be treated with decorative louvers and shadow boards.

Trim around windows and doors should be simple in design and often should incorporate keystones on the headers and shutters on feature windows.

The front entry is a main feature of the home and should be visible from the fronting street. Entries should be covered and the use of arched entries is encouraged.

Identifying Features

- Steeply pitched roofs
- Casement windows
- Arched front entry
- Asymmetrical elevations
- Prominent chimney
- Grouped windows
- Open gables

5.1.4 French Country

French Country style, also known as French Rural includes both farmhouse designs and estate-like chateaus. This style exhibits a rustic warmth with its curved arches, soft lines and stonework. Steeply pitched roofs common to this style are similar to English Country but also incorporate subtly flared curves.

The most distinctive characteristics of the French Style are steeply pitched hip roofs, dormers, arched entryways and substantial stonework. The minimum required roof pitch for French Country homes is typically 9:12 with a 12" minimum overhang.

This style can be either symmetrical or asymmetrical. Dormers and windows often break through the cornice rising above the eaves to accentuate height. Rounded dormers are often used but gable and hipped dormers are also appropriate. Flared curves at the eaves are strongly encouraged on the main roof or on gables and dormers.

Trim around windows and doors should be simple in design. Where masonry is added, soldier coursing or stone mullions are encouraged. Where box-outs are constructed, copper roofing, brackets and blocks should be added to give a rich appearance.

Identifying Features

- Steeply pitched roofs
- Subtly flared curves
- Prominent chimney
- Curved front entry
- Half timbering
- Stucco or masonry cladding
- Asymmetrical elevations



DESIGN GUIDELINES



5.2 MASSING

Two storey homes will be permitted; however, the design should be well detailed to reduce the overall massing of the upper floor area. Full two storey box on box construction will NOT be permitted under any circumstances. Three storey uninterrupted vertical elevations will NOT be permitted on walkout lots. Designers are required to break up elevations by using roof lines, stepping back the upper floor area from the main floor, or through the use of decks. Adopting cues from the natural environment, structures should be wide and shallow with predominantly horizontal lines.

Special attention must be given to the exterior side elevations of homes located on corner Lots/Units. Two storey elevations on corner Lots/Units should be avoided. This can be accomplished by stepping back the upper floor living area from the main floor area and adding roof lines or verandas. These treatments will be acceptable if they are designed to complement the architectural style of the home.

Where a fireplace is boxed-out, a full height chase will be required on the non-garage side (due to high exposure sideyard). Base of chase must be continued to grade, a cantilever at joist/floor level will NOT be permitted. If chase is added along an exposure side, a full stone chimney will be required.

The intent is to provide an overall site composition of sloped roofs while allowing for an expression of uniqueness for individual residences and the internal functions of each house. Dependent on the style, this may be relaxed at the discretion of the Architectural Coordinator. Modified roof pitches may be considered based on the merits of the overall design of the home and also based on the relationship to adjacent homes.

For plans with front facing garages, the impact of the garage doors is to be reduced. This can be accomplished by adding a second storey element over the garage door or by setting the garage flush with or set back from the front

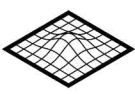
face of the home. Garage doors that face the street may be required to have a higher level of architectural detail.

Minimum Home Sizes:

- Bungalow - 2,000 sqft
- Two Storey - 2,500 sqft: the gross building area of the upper floor should be no more than 85% of the main floor. Attached garages are not part of this ratio.

Maximum Building Height:

- Level grade home site building height maximum is 12 metres.
- Sloped grade home site building height maximum is 12 metres and is determined by averaging the lowest grade with the highest grade.
- All building heights are measured in accordance with the Municipal District of Foothills No. 31 Land Use Bylaw.
- $(X + Y) / 2 = < 12$ metres.



5.3 LOT/UNIT GRADING

The Lot/Unit grades create a drainage pattern as indicated on the Grade Plan and must be maintained. Site drainage must be established prior to commencing construction and be maintained by the builder throughout the construction period.

An as-built grading certificate MUST be provided by a qualified surveyor to the Architectural Coordinator after rough grading and prior to the placement of topsoil.

Individual Lot/Unit grading (including drainage swales and retaining walls) must be completed within individual home site property lines. The Developer may install sedimentation and erosion control devices at the rear or side of any Lot/Unit and at catch basins or any other area where the need for a control device exists. The Applicant MUST maintain these devices throughout the construction period until such time as the Applicant's landscaping is completed and an inspection certificate has been issued by the Developer's Landscape Consultant. The Applicant MUST NOT remove any control device from common areas or roads.

The Applicant may need to install silt fence between Lots/Units to keep erosion of sediments from damaging the adjacent Lot's/Unit's landscaping.

Lot/Unit grading is to follow the natural contours of the land form and is to be consistent with the subdivision grading plan. Builders should give due consideration to building grades when determining house types in order to ensure that an appropriate house is located on each home site. Lot/Unit slopes should be absorbed within the building massing (i.e., stepped foundations and floor levels to minimize the need for grades steeper than 3:1). Builders must also give close attention to drainage patterns created on the home sites in order to ensure surface water is channelled away from the house on all sides and into adjacent drainage swales and stormwater

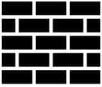
systems.

Builders must ensure that all of the corner and intermediate grade point elevations and survey pins of each home site, as established by the Developer’s engineering consultant, be maintained exactly as specified. Damaged survey pins MUST be replaced immediately by the Applicant at the Applicant’s expense.

Builders are responsible for maintaining the design grades at the home site corners, property lines, house corners and garage slabs.

Top of footing elevations MUST be surveyed by a qualified surveyor. Confirmation of this information must be provided in written form to the Architectural Coordinator immediately following the survey. Requests for the return of the security deposit will not be processed until top of footing, as built grade certificates, engineered retaining wall drawings and an Alberta Surveyor Real Property Report have been received in original form by the Architectural Coordinator.

The Hamilton Heights Stormwater Management Plan prepared by Osprey Engineering Inc. MUST be adhered to.



5.4 RETAINING WALLS

Where retaining walls are required in the front yard or front driveway area, they are to be constructed using materials that are consistent with the design and architectural detailing of the home.

Retaining Walls must be built in accordance with the grade slip specifications.

Retaining walls will be limited to a height of four feet (1.2 metres) unless it can be proven that a higher wall is necessary. If so, a stepped form shall be used to reduce the wall’s visual mass. All retaining structures are to be built and contained within the Applicant’s property lines.



5.5 ROOF

Approved roofing materials for all homes include slate, reprocessed/recycled rubber shingles, or 30 year (minimum wear life) architectural asphalt shingles (pre-approved by the Architectural Coordinator). Earth tone clay or concrete tiles will be approved and shall be either slate or shake profile. Roof flashing must be pre-finished and must also blend in with the roof. The roof form and pitch must be appropriate for the architectural theme of the home. Long unbroken roof lines are discouraged. No roof form shall be steeper than 16" in 12", nor less than 4" in 12". Flat roofs are not permitted. Architectural asphalt shingles (minimum 40 year guarantee) are acceptable, colours of which will be subject to the approval of the Architectural Coordinator. Composite products and concrete tile are also permitted at their discretion.

Roof Hardware:

- All roof hardware (vents, stacks, flashing etc.) must be prefinished or painted to match the colour of the roofing material.
- Solar panels may be approved at the discretion of the Architectural Coordinator.

BLACK SLATE

GREY SLATE

WEATHERED SLATE

TAUPE SLATE

BURNISHED MAHOGANY	BLACK
BLACK COFFEE	MIDSUMMER GALE
NIGHT HORIZON	CONFEDERATE
SIERRA NIGHT	CLASSIC GREY
OLD MYSTIC	VENTANA
BAYBERRY	SHADOW BEIGE
CREME LIQUER	TOASTED WHEAT



5.6 COLOURS

The Architectural Coordinator must approve all exterior colour schemes. House colour schemes must not be repetitious to adjacent homes. The overall impression should be one of casual elegance. Colours should complement and enhance the ambiance of the community. Builders are able to submit for pre-approved colours ONLY if a non-refundable sale is written.



5.7 TRIM, FASCIA, & SOFFIT

The trim of the home must be appropriate to the architectural theme and modern materials should be used in a traditional manner to complement the traditional theme of Hamilton Heights.

Trim material may be composite, cut stone or smooth acrylic stucco. Colours of the trim must complement the siding, stucco, brick or stone and are subject to the approval of the Architectural Coordinator. Trim must sit proud of the wall material by at least 13mm (0.5 inches).

Corner boards should be no less than 100mm (4 inches) or the width of the siding, whichever is greater.

Shadow boards or cornices should be used in all open gable ends and where any wall meets the soffit.

Rainware must be limited on exposed elevations. Downspouts should be located on the side and rear elevations only. Rainware should match the colour of the soffit and fascia.



5.8 GARAGES

All garages must be designed to accommodate a minimum of three (3) vehicles.

Garages shall be designed as side drive, however, a combination of front and side drive may be acceptable as long as the predominant garage entrance is not visible from the street. Designers should make special effort to reduce the visual impact of the garage from the street view.

Garage door design and colour must be appropriate for the theme of the home and shall include glazing, hardware or other elements to enhance the design of the garage. Garage door size shall not exceed 2.75 metres (9 feet) in height and 5.8 metres (19 feet) in width.

5.8.1 *Garage Offset*

Homes with a Garage offset of greater than ninety (90) degrees are permitted. Garages with a setback of greater than two (2) feet from a back wall are NOT permitted.



5.9 DRIVEWAYS

Each home site will have one driveway, which shall be six (6) metres in width.

Smooth lines and curves should be used in the design to promote a natural look. Driveway surface materials may vary. Acceptable options include stone or brick pavers, asphalt, stamped concrete or exposed aggregate. The aggregate should match the theme and colours of the home. Driveway designs must be included in the architectural submission.



BRICK NO.1



STONE NO.1



STONE NO.2



STONE NO.3



5.10 EXTERIOR FINISHES

Consistency in detailing and design from the front elevation of the home to the side and rear elevations is very important. Allowable wall materials include brick, stone, acrylic stucco, or prefinished composite siding (Hardie Plank or equivalent to be approved at the discretion of the Architectural Coordinator). Vinyl siding will NOT be permitted. Fascia boards and trim are required in complementary colours.

All homes must have detailing on all elevations and each home will be reviewed by the Architectural Coordinator to ensure proper detailing has been included. Homes finished in stucco or pre-finished planking must have a minimum of 30% of the front elevation covered in brick, natural stone or manufactured stone. The overall merits of the design will be taken into consideration with respect to the total area of the front elevation finished in brick or stone.

5.10.1 Panels, Meters & Air Conditioning Units

Utility meters and air conditioning units are to be located to minimize the visual impact of the equipment from the street and adjacent homes. Air conditioning units should be located in such a manner as to minimize the noise impacts on adjacent residents.

5.10.2 Exterior Wall Colours & Applications

The following wall materials will be permitted at Hamilton Heights:

- Composite Siding or Concrete Composite Siding (no more than 65%)
- Composite or Wood Shakes (accent only)
- Natural Stone or Brick (no more than 75%)
- Acrylic Stucco with a smooth finish (no more than 50%)

Vinyl siding and traditional knockdown stucco will not be permitted. Wall

materials will make use of natural earth tones and deep rich colours. Strong bold colours are greatly encouraged, creating a blend of vibrant accents from one lot to the next. Bright colours such as pink, orange, light blue, purple, bright green or bright yellow will not be permitted. The exterior colour scheme must be appropriate for the architectural theme of the home and not be repetitious of the surrounding homes. Wood, brick, stone, and other masonry materials are encouraged as accent materials. All exterior colour schemes must be approved by the Architectural Coordinator.

Siding colours are to be light to deep toned, strong bold colours being greatly encouraged to create a blend of vibrant accents from one lot to the next. Siding colours should suit the architectural style of the home. Pastels, whites, pinks, and Robin's Egg blue hues will not be permitted. Other unacceptable colours are to be determined by the Architectural Coordinator. Wood, brick, stone, and other masonry materials are encouraged as accent materials.

5.10.3 Windows & Doors

Window design and placement is very important to the overall appearance of the house and neighbourhood. Window styles and shapes are to be consistent on all four elevations. Windows are to be oriented vertically so that they are taller than they are wide. Large picture windows should be flanked by narrower vertical windows. Window designs must be consistent with the architectural theme of the home.

All windows will be trimmed out with a minimum trim width of 100mm (4 inches) or have a minimum brick mould of 90mm (3.5 inches). Windows are to be of a wood or aluminum construction only, vinyl windows will not be permitted. If skylights are used, their profile will be flat, match the roof colour, and should

not be visible from the street. Window designs must be consistent with the architectural theme of the home.

Front entry door placement and design should also be appropriate to the architectural theme of the home. Wood or fibreglass that appears to be of wood construction are acceptable materials. Steel doors will not be permitted.

5.10.4 Arched Elements

For French and English Country style homes, arched elements including windows, doors, and dormers are strongly encouraged as detail on all front and rear elevations.

5.10.5 Roof Vents and Stacks

If B vents are used for furnace venting purposes, they must be boxed in, detailed and finished in conjunction with the exterior of the home.

5.10.6 Chimneys

Chimneys should be of substantial proportion, their design should be consistent with the architectural theme of the home, and should be finished in stone, brick, or split-faced concrete block. Colours and materials should be compatible with exterior wall finishes and the colours of the dwelling itself. Where chimneys are attached to or are part of an exterior wall, they should extend all the way down to grade. Direct vent fireplaces must not be visible from the street.

5.10.7 Decks, Patios, and Railings

Decks and patios must be submitted as part of the architectural plans. Their

design must be appropriate to the architectural theme of the home, must not be disproportionate to the home, and their placement may not impede the privacy of neighbouring home sites. Materials and colours utilized should match the exterior of the home.

Appropriate railing materials include wood composite (or stained wood), wrought iron, or aluminum. Glass railings are not permitted on front or side elevations. However, they may be permitted on rear elevations at the discretion of the Architectural Coordinator.

5.10.8 Fences & Gates

All lots in Hamilton Heights will be fenced and gated. Additional fencing shall be reviewed by the Architectural Coordinator.

5.10.9 Exposed Elevations

All elevations must have some detailing, regardless of exposure. Elevations that are visible from a road, park, amenity, pathway, or ravine MUST have extensive detailing. Side and rear elevations on corner Lots/Units are to be treated to the same extent as the front elevation. Any exposed area below a main floor deck on level and sunshine basement lots must be enclosed and finished to grade using the same detailing as used for the rest of the house. Suggested materials include smartboard panelling with 6” trim or a full stone skirt. It is mandatory that builders submit preliminary drawings to the Architectural Coordinator; this will ensure builders are on the right track prior to final plans being complete.

5.10.10 Masonry

A masonry base will be required on the front and rear elevations and must

be consistent with the architectural theme of the home. Natural stone or brick are highly encouraged, however, artificial stone may be permitted at the discretion of the Architectural Coordinator. Masonry colours must be consistent throughout the design and must complement the primary wall colour.



6 ENVIRONMENTAL INITIATIVES

The Developer encourages green building practices and environmental initiatives in Hamilton Heights. In addition to the requirements of the Municipal District of Foothills No. 31, the following requirements apply:

Coordinator or the Hamilton Heights Homeowners Association.

- Rain Barrels will be permitted in Hamilton Heights provided they are located in side yards only. All rain barrels should be of earth tone colours.
- Underground rain water storage will be permitted.
- Solar panels will be permitted in Hamilton Heights and must receive approval from the Architectural Coordinator or the Hamilton Heights Homeowners Association/Condominium Board. Freestanding solar panels are not permitted in any yard space.
- All other solar initiatives including the use of solar shingles must be approved by the Architectural Coordinator or the Hamilton Heights Homeowners Association/Condominium Board.
- Compost bins will only be permitted in rear or side yards. Compost bins are to be made from prefinished materials not unfinished wood. All compost bins will require a gravel base or concrete pad so they are not resting directly on the lawn area.
- Electricity generation is not permitted unless approved by the Architectural Coordinator or the Hamilton Heights Homeowners Association/Condominium Board.
- Greenhouses will be permitted provided they are professionally designed and built. Plans for greenhouses must be approved by the Architectural

7 LANDSCAPE GUIDELINES



7.1 LANDSCAPING COMPLETION

All landscaping must be completed within one (1) year of the completion of the exterior of the home.

A landscaping compliance deposit will be required in the amount of \$20,000.00, made payable to the developer. This deposit will be returned upon completion of the landscaping.

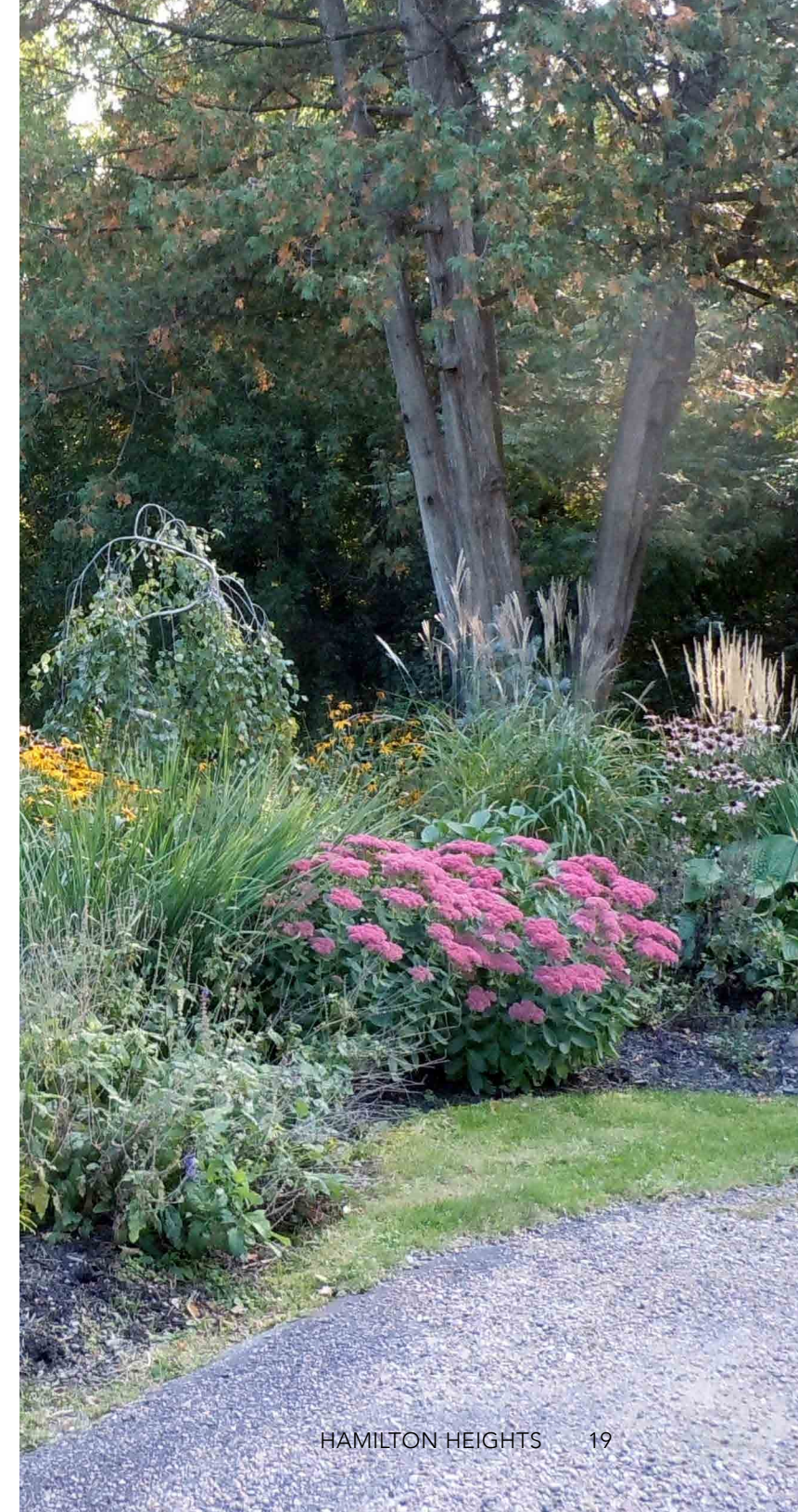


7.2 SOFT LANDSCAPING & GROUND COVER

The landscaping design of each home site at Hamilton Heights will make best use of existing plants and new planting shall be selected from native vegetation species, in order to complement and enhance the surrounding natural features.

The landscaping plan should incorporate generous planting of trees and shrubs in attractive groups. Planting in long, straight rows should be avoided. Trees and shrubs should be a mixture of both deciduous and coniferous species. Landscaping shall not impede predominant site lines to neighbouring residences. The use of mulch beds for shrubs is encouraged. All yards must be fully planted and maintained to eliminate soil erosion and run-off onto neighbouring lands and roadways.

Large expanses of lawn uninterrupted by planting will not be acceptable. The use of artificial hard landscaping materials such as concrete or asphalt paving should be minimized in the landscaping plan.





TREMBLING ASPEN



CREEPING JUNIPER



SHRUBBY CINQUEFOIL



7.3 PLANTING LIST

The following is a list of trees and shrubs that are either indigenous or adaptive to the local climactic conditions.

Coniferous Trees

- White Spruce
- Lodgepole Pine
- Limber Pine
- Scotch Pine
- Mountain Pine
- Green Colorado Spruce

Deciduous Trees

- River Birch
- Paper Birch
- Hawthorn
- Green Ash
- Siberian Larch
- Balsam Poplar
- Poplar species
- Trembling Aspen
- Pin Cherry
- Bur Oak

Coniferous Shrubs

- Common Juniper
- Creeping Juniper
- Rocky Mountain Juniper
- Dwarf Mugo Pine
- Mugo Pine
- Chokecherry

Deciduous Shrubs

- Saskatoon
- Dwarf Birch
- Red Osier Dogwood
- Wolf Willow / Silverberry
- Shrubby Cinquefoil
- Pin Cherry
- Golden Current
- Gooseberry
- Prickly Rose
- Common Wild Rose

Deciduous Shrubs continued

- Wild Red Raspberry
- Beaked Willow
- Pussy Willow
- Coyote Willow
- Sandbar Willow
- Red berried Elder
- Silver Buffaloberry
- Russet Buffaloberry
- Snowberry
- Buckbrush Coralberry
- American Highbush Cranberry
- Compact Cranberry



7.4 SWIMMING POOLS

Swimming Pools may be constructed subject to the following:

- Pool designs and any related plans must be prepared by a qualified contractor or consultant.
- A Geotechnical Report must be prepared by a professional engineer and must be submitted with the Applicant's Landscape Plan to the Landscape Design Coordinator.
- The Applicant is responsible for any utility upgrades.
- The Applicant must provide a letter to the Homeowners Association indemnifying the Homeowners Association against any and all liabilities.
- The pool and related improvements will be maintained by the Applicant.
- All pool related storage must be accommodated inside the residential dwelling.



7.5 SPORTS COURTS

Sport courts may be approved at the discretion of the Architectural Coordinator.



7.6 SEA CANS

In accordance with the M.D. of Foothills No. 31 Land Use Bylaw, Sea Cans are not permitted on these lots.



7.7 DOG HOUSES & DOG RUNS

Dog houses and dog runs may be permitted at the discretion of the Architectural Coordinator and will be subject to the following:

- They must be located in the rear yard of the home and must not be visible from the street or adjacent home sites.
- They may not be located within 6 metres (20 feet) of any property line.
- If chain link is used, it must be black vinyl coated chain link.
- Dog houses may not exceed 1 metre (3.25 feet) in height and dog runs must not exceed 1.5 metres (5 feet) in height.



7.8 APPEARANCE DURING CONSTRUCTION

Builders and Landscapers are required to keep the Lots/Units and abutting streets clean and orderly during construction and marketing. No material or debris shall be stored on an adjacent property, or disposed of on-site. There will be no burning of garbage. Builders/owners found negligent will be subject to the enforcement provisions contained within the M.D. of Foothills Bylaws.



7.9 ADDRESSING SIGNAGE

Municipal 911 addressing signs shall be placed on each Lot by Lot owners. The Applicant is responsible for the supply and installation of all addressing materials.

No permanent signage other than address signage will be permitted on the home site. Temporary signage such as design and construction signs or "For Sale" signs must abide by the Municipal District of Foothills No. 31 - Bylaw No. 18/2006. No signage will be permitted prior to the purchaser receiving title of the home site.



8 MISCELLANEOUS GUIDELINES & RESIDENT INFORMATION

No dwelling shall be occupied by any person unless and until such dwelling, including the exterior thereof, is substantially completed.

No owner or occupier of any Lot/Unit shall cause, commit, suffer, authorize or permit any act of nuisance.

No owner or occupier of any Lot/Unit shall keep or permit to be kept animals of any kind or description whatsoever except for domesticated household pets. Domesticated household pets shall not be permitted to run wild or uncontrolled within the development.

No storage or garden sheds, outdoor clothes-hanging devices, outdoor communication or aerials or similar devices shall be erected, placed or allowed to remain on any Lot/Unit.

No other structure (whether permanent or movable) or chattels, including, without limitation, playhouses, gazebos and recreational equipment, shall be erected, placed or allowed to remain on any Lot/Unit without the prior written approval of the Developer so long as the Developer owns one Lot/Unit or more or thereafter the Homeowners Association/Condominium Board.

Concrete suppliers shall not clean chutes or dump excess concrete on site.

Nothing herein contained shall be construed or implied as imposing on the Developer, its agents or employees, any liability in the event of non-compliance with or non-fulfillment of any of the terms, restrictions and benefits set forth herein and no liability or responsibility whatsoever shall be incurred by the Developer, its agents or employees, in the performance or non-performance of their rights and obligations herein.



8.1 RECREATION EQUIPMENT & RECREATION/COMMERCIAL VEHICLES

Recreation vehicles and commercial vehicles shall not be parked or stored on site unless they are fully contained within a garage. Trailers, motor homes, and boats may be stored for the purpose of loading and unloading but shall not be stored on any Lot/Unit for more than 48 hours at any one time. Campers/travel trailers, all terrain vehicles, buses, boats/watercrafts, snowmobiles, utility/cargo trailers, badly damaged or inoperable vehicles are not permitted to be parked in front of the home from more than 24 hours. Commercial vehicles and equipment, all terrain vehicles, boats/water crafts, snowmobiles, utility/cargo trailers, and damaged or inoperable vehicles must be stored in a garage or accessory building.



8.2 GARBAGE STORAGE

Garbage and recycling bins must be kept in a garage, accessory building or an unobtrusive enclosure that is integrated into the home. Garbage and recycling bins may be placed outside no more than 12 hours prior to collection and must be returned inside no more than 12 hours after collection.



8.3 UTILITY LINES

All electrical and communication wiring within each home site must be buried underground.



8.4 SATELLITE DISHES

Satellite dishes are allowed provided the dish size does not exceed twenty-four (24") inches in diameter and the location of the dish is concealed to minimize visual impact. Notwithstanding the above, the Architectural Coordinator reserves the right to reject any installation if deemed inappropriate. In the event the Applicant paints the dish to conceal the installation, the Applicant is responsible to maintain the dish to ensure the original appearance is maintained.



9 DISCRETION

Notwithstanding anything else set out in these Guidelines, the Developer and Architectural Coordinator may acting reasonably, apply their respective judgments when considering and approving anything regulated or controlled by these guidelines. In so doing, the Developer and its consultants may provide waivers of or relaxations to any matter set out in these Guidelines in their sole and absolute unfettered discretion.



9.1 BUILDING COMMENCEMENT

All home sites at Hamilton Heights are subject to a building commencement requirement, meaning construction must begin no more than 18 months following the first date of transfer of the title from the Developer to the original purchaser. If construction does not begin prior to the Building Commencement Requirement, the title of said home site will revert back to the Developer at 60% of the original purchase price.



9.2 HOMEOWNERS ASSOCIATION (HOA)

All home sites at Hamilton Heights will be registered as part of the Hamilton Heights Homeowners Association and as such, will be required to pay HOA fees and abide by all rules, regulations and bylaws. The HOA will be put in place to ensure common area landscaping and other common area features will be properly maintained through the life of the project.



9.3 RIGHT TO AMEND

The Developer has the right to amend any part of the Architectural Guidelines as they see fit in their sole and unfettered discretion. Upon transfer of authority to the HOA, the HOA has the right to amend any part of the Architectural Guidelines as it sees fit in its sole and unfettered discretion.

CONTACTS

ARCHITECTURAL COORDINATOR

Company Name
Address
Address 2
Phone
Email

LANDSCAPE COORDINATOR

Company Name
Address
Address 2
Phone
Email

ENGINEERING CONSULTANT

Company Name
Address
Address 2
Phone
Email

DEVELOPER

Telsec Property Corporation
3150 - 114 Ave SE
Calgary, AB, T2Z 3V6
403.203.3000
reception@telsec.ca





APPENDIX A: CONCEPT DESIGN REVIEW FORM

Date: __/__/__ Lot:_____

Homeowner Information

Name: _____
Address: _____
Phone: _____
Email: _____

Architect/Designer

Name: _____
Address: _____
Phone: _____
Email: _____

Builder

Name: _____
Address: _____
Phone: _____
Email: _____

The following is required for review:

- ___ Conceptual Site and Landscape Plan at 1:200 showing property lines, setbacks, all proposed buildings, driveway, walk, patios, decks, retaining walls, existing trees and shrubs, and any other outdoor features.
- ___ Schematic Floor Plans (all levels)
- ___ Schematic Elevations (all sides)
- ___ Perspective Sketch of the street view
- ___ Exterior materials and colours
- ___ Applicant to apply for Development Permit at the M.D. of Foothills No. 31

For Office Use Only:

Notes:

Date Received: __/__/__

Received By:

APPENDIX B: FINAL DESIGN REVIEW FORM

Date: __/__/__ Lot:_____	
<u>Homeowner Information</u>	
Name: _____	
Address: _____	
Phone: _____	
Email: _____	
<u>Architect/Designer</u>	
Name: _____	
Address: _____	
Phone: _____	
Email: _____	
<u>Builder</u>	
Name: _____	
Address: _____	
Phone: _____	
Email: _____	
For Office Use Only:	Notes:
Date Received: __/__/__	
Received By:	

- The following is required for review:
- ___ Site and Landscape Plan at 1:200 showing property lines, setbacks, all proposed buildings, driveway, walk, patios, decks, retaining walls, existing trees and shrubs, and any other outdoor features.
 - ___ Construction (working) drawings including all elevations.
 - ___ Perspective sketch of the street view
 - ___ Exterior materials and colours
 - ___ \$20,000.00 Construction Compliance Deposit
 - ___ \$20,000.00 Landscape Compliance Deposit
 - ___ Builder's Certificate of Insurance

