



MOUNT ROYAL

ESTATES

ARCHITECTURAL DESIGN GUIDELINES

JULY 1, 2007
VERSION 1.3



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1.0 OVERVIEW AND BACKGROUND

Design Guidelines are standards which, when followed, contribute to the highest quality of design. Homes are to relate to the building site, step with the natural grades, harmonize with the character of the surrounding landscape and reflect the theme and character established for Mount Royal Estates. Incorporating the overall development theme with attention to detail in design and construction will create atmosphere and protect the integrity and value of each homeowner's investment.

The design of your home should take inspiration from the natural setting at Mount Royal Estates and respond to it. While all homes at Mount Royal Estates are to reflect the architectural style outlined in these Design Guidelines, each home should also represent a unique and creative design solution whenever possible.

The design vision for Mount Royal Estates reflects the local vernacular of Rocky Mountain architecture while recognizing the urban character of the community. Homes at Mount Royal Estates should match the impressive scale and texture of their settings. Achieve this by using materials found in the landscape, such as timbers, boulders, and natural stone, and by making substantial structural members, such as brackets, beams, and posts, visible.

Architectural forms and styles that do not represent the ideals of Mount Royal Estates will not be permitted by the Design Review Consultant. Final approval of any home design, including site planning and landscape design, is at the sole discretion of the Design Review Consultant and the developer.

1.1 FIRE SMART PRINCIPLES

All homeowners within Mount Royal Estates are required to ensure that the Wildfire Hazard Report for Mount Royal Estates is adhered to on their lot. Adherence to the Wildfire Hazard Report includes the following:

- 1) The homeowner shall remove all flammable vegetation, debris and building materials on the homeowners property within 10 metres of the dwelling and replace with less flammable vegetation and/or lawns as prescribed in the Wildfire Hazard Report prepared for Mount Royal Estates.
- 2) The homeowner shall thin the area on the homeowners property between 10 to 30 metres from the dwelling to achieve a 3 metre separation between crowns; the lower branches to be pruned to a 2 metre height; and that dead wood, detritus and debris be removed from the forest floor as prescribed in the Wildfire Hazard Report prepared for Mount Royal Estates.
- 3) All wood burning appliances be fitted with approved spark arrestors.



- 4) All roofing materials and installation shall meet the Class B fire rating of the BC Building Code.
- 5) That property owners are required to manage the vegetation on an ongoing basis to maintain a defensible fire space around the home and are aware of urban/wildfire hazard issues.

A copy of the report Interface Fire Assessment for Mount Royal Estates is available for review by homeowners from the developer.

1.2 CITY OF CRANBROOK / PROVINCE OF BRITISH COLUMBIA

These Design Guidelines have been prepared in accordance with guidelines and requirements established by the Province of British Columbia and the City of Cranbrook. All buildings built within Mount Royal Estates must comply with City of Cranbrook Development Regulations and Municipal Bylaws. This includes applications for building permit, licenses, development permits, and occupancy permits. Conformity with these Design Guidelines does not replace the required approval process and necessary permits from the City of Cranbrook, or any other agency with jurisdiction.

1.3 ROLE OF THE DESIGN REVIEW CONSULTANT

These Design Guidelines are a progressive document that will continue to evolve as the community develops. The design review process is guided by the Design Review Consultant. The Design Review Consultant is responsible for the day-to-day administration of the Design Guidelines.

Owners are encouraged to direct any questions regarding these guidelines directly to the Design Review Consultant.

1.4 “OWNER”

For the purposes of these Design Guidelines, the “Owner” shall be the registered owner of the building lot for which an application for Design Guideline approval is being sought or has been obtained. The registered lot owner may choose to engage an architect, builder or other person or corporation to undertake the Design Guideline application and approval process on their behalf. If this is the case the “Owner” shall be that person engaged to perform the registered Lot Owner’s responsibilities under these Design Guidelines. All responsibility for meeting the requirements of these Design Guidelines lies solely with the registered Lot Owner.



2.0 DESIGN APPROVAL PROCESS

The architectural approval process has been developed to ensure that all residential development at Mount Royal Estates conforms to the Design Guidelines and maintains the integrity of the overall community master plan. In addition to the review and approval conditions outlined herein, the applicant is responsible for obtaining all required permits, approvals and inspections from the City of Cranbrook and all other agencies having jurisdiction.

This review process has been established to enable the Owner to work with and understand the intent of the guidelines. To ensure that the design and approval process proceeds in an uncomplicated manner, it is strongly recommended that all applicants adhere to the review process outlined below graphically and in detail on the following pages.

① SITE REVIEW

Following purchase of your lot, we recommend spending some time at your lot to understand the opportunities and constraints that it presents. Visit the lot at different times of day and even at night. Walk the boundary of the site at the property lines so that you can get a complete understanding of the size of the lot and the location of features of the site. Opportunities and constraints on the building lot may include:

- locations of the best views and views that you may want to screen
- where the sun rises and sets — note sunny portions of the property.
- trees that are to be retained and trees that may be removed.
- locate any special features of the site that should be retained, such as a rock outcrop.
- note the slope of lot — is a walk-out design feasible?
- if neighbours have built already determine how their home design may affect your choices.
- determine the optimal driveway location based on slope of the lot, tree locations, etc. Attempt to retain as many trees at the front of the lot as possible by locating the driveway in the same alignment as the services into the lot.

② DESIGN TEAM OR BUILDER SELECTION

Once you have reviewed your lot and generated some ideas for your home it is time to talk to a professional to make your ideas come to life. Now is the time to select an architect or builder and a landscape designer (if not provided by your builder). Ensure all members of your design team share the goals and aspirations you have for your home. Your builder will also be an integral part of your team and should be selected as early in the design process as is feasible as they will have valuable input into the design and construction of your home.



③ DETAILED SITE DATA

During this stage of the process the design team/builder should gather and review all of the required site data and design information. This will include the following:

- Mount Royal Estates Architectural Design Guidelines;
- Owner's site review information (*from Step One, above*);
- Site Survey (*to be completed by Owner*);
- City of Cranbrook Zoning Bylaw (*building height and other relevant sections*).

④ PRELIMINARY HOME DESIGN

Once your design team is assembled you should review the site with the team and discuss the findings of your site review. Using this information, as well as the program you and your design team prepare for your home, preliminary design concepts should be prepared. These preliminary design concepts will address the requirements of these Design Guidelines and will respond to the findings of your site review with regard to sun angles, slope, tree locations, views, etc.

Continue to evolve the home design as your design team prepares drawings suitable for submission for Design Review and your Building Permit application to the City of Cranbrook.

Should questions arise during this, or any other, stage of the design and construction process you are welcome to contact the Design Review Consultant to discuss your home design.

⑤ DESIGN REVIEW

Once you have completed your home and landscape design they must be submitted for final approval by the Design Review Consultant.

Your submission for final approval must include the following information. All information submitted must be to scale, legible and meet basic graphic standards for architectural drawings:

- **Building Plan Approval Application Form** (Appendix A)
- **Floor Plans** (3 copies)
- **Elevations** of all building facades — front, rear, sides (3 copies)
- **Sections** through lot — minimum two sections are required: (1) road centre line to rear property line; and, (2) side property line to side property line. More sections may be required on steep lots or for homes that require considerable alteration of the existing grade (3 copies)
- **Landscape & Grading Plan** — illustrating all proposed plantings, pathways, sidewalks, retaining walls, driveway, etc. (3 copies)



- **Colour Board** — noting all proposed colours and including material and colour samples for all proposed building materials (1 copy, size shall be no larger than 9" x 14")

Upon receipt of a complete application and all required supporting documentation, the Design Review Consultant will complete a detailed review of the architectural package. Incomplete submissions will not be reviewed.

The Design Review Consultant will prepare a written review of the submission and will recommend either Approval, Modification or Resubmission of the application based on adherence to the Design Guidelines.

⑥ DESIGN REVIEW

Upon receipt of a Recommendation of Approval from the Design Review Consultant, the Developer will, at its sole discretion, issue an approval for the home design. Following receipt of a Letter of Approval from the Developer the Owner may apply for a Building Permit from the City of Cranbrook.

Under no circumstances may an Owner commence tree removal, grading, excavation or other construction activities prior to issuance of a Letter of Approval from the Developer.

⑦ BUILDING PERMIT

Following receipt of the Design Review Consultant's letter of approval and a letter of approval from the Developer, the Owner may apply to the City of Cranbrook for a Building Permit.

⑧ CONSTRUCTION

The applicant may now commence work at the site — Note that no work may commence on the property prior to this step of the approval process.

2.1 DESIGN REVIEW FEES

The cost of the first complete design review by the Design Review Consultant is paid for by the developer as part of your lot purchase price.

Should additional review by the Design Review Consultant be required due to significant revisions to the home plans, sale of the lot after a home has been approved or redesign of the home the cost for a subsequent design review will be charged to the Owner. The costs for this additional review are \$100.00/hour to a maximum of \$1,500.00 for a complete resubmission.



3.0 SITE PLANNING GUIDELINES

Site planning is critical to the overall design of your home. Topography and vegetation will influence your site plan as you attempt to retain trees and utilize slopes across your lot. Form, massing and siting of your home should be designed in response to the natural landforms and topography of your lot.

3.1 BUILDING SITING

The underlying goal of the site planning process is for all homes and landscape elements to be integrated within the natural features of the site. Building form, orientation and massing should respond to natural landform, drainage patterns, topography, vegetation, views and sun exposure.

Guidelines

- Plan with the natural grade, accounting for sun angles, views and consideration of adjacent land uses.
- Each development should be designed to minimize overview and/or overshadowing of adjacent development. Homes are not to be located on a site such that they significantly impede the view of an adjacent Lot or adversely overlook an adjacent Lot.
- Steps within the building structure are encouraged to avoid extensive site grading. In certain instances it is recognized that this will be mandatory.
- Fire Smart design principles are to be considered in siting your home.

3.2 LOT GRADING AND SITE DRAINAGE

Lot grading and drainage is to be designed in harmony with the natural topography and vegetation on a site. Lot grading and drainage should be viewed as a critical component of site design that will contribute to the overall aesthetic quality of your home for years to come.

Guidelines

- Final grading of your lot must adhere to the latest approved Development Grading Plan for the subdivision.
- Retaining walls are not to exceed more than 1.5 metre (4.5 ft) in height unless approval for a higher wall is obtained from the Design Review Consultant. The Design Review Consultant may require the wall to be designed by a qualified Professional Engineer.



- Drainage swales and retaining walls, where required and approved, must be designed to enhance the site's natural character.
- Lot grading must be restricted such that grading does not impact adjacent property and is to generally follow the natural slope of the land. Slope adaptive design, with a minimal grading requirement, is a part of quality design.

Materials and Colours

- Acceptable materials for retaining walls include:
 - Natural stone
 - Precast concrete unit block
 - Pressure treated timber (6x6 or larger)
- Railway ties and other creosote impregnated materials are not permitted for use.

3.3 VEGETATION PRESERVATION

The preservation of existing vegetation is a prime consideration of all site planning at Mount Royal Estates. Tree removal is to be minimized in all circumstances. Tree removal shall be permitted as follows:

- Tree removal within the Lot is permitted as required for development of the home, driveway and landscaping.
- Unauthorized removal of trees greater than 6" in diameter shall be subject to fines of up to \$5,000.00 per tree.

3.4 DRIVEWAYS AND LOT ACCESS

In order to minimize site disturbance and grading, the driveway access location and grade may dictate the finished floor elevation of your home. When designing your driveway, the following must be considered.

Guidelines

- Each building lot is permitted to have only one driveway connection to the frontage road.
- Maximum driveway slope shall not exceed 15%, minimum slope shall be no less than 2%.



- Driveway width and parking area shall not be excessive and may be limited to no greater than 6.0m at the point adjoining the street. Permitted driveway width will be at the discretion of the Design Review Consultant and will be based on the location of the home on the lot, extent of existing vegetation to be retained and proximity to other driveways along the street. In circumstances where driveways wider than 6.0 metres at the point adjoining the street are permitted, additional landscaping may be required to compensate for the loss of green space at the street.

Materials

- Driveways are to be surfaced with suitable paving such as concrete pavers, concrete or asphalt.
- Loose aggregate (*ie.* gravel) is not permitted as a driveway material.

Colours

- Driveway colours shall be neutral — greys, browns, *etc.*



4.0 BUILDING GUIDELINES

These Design Guidelines have been prepared to ensure a common theme for all homes at Mount Royal Estates.

The design vision for Mount Royal Estates reflects the local vernacular of Rocky Mountain architecture while recognizing the urban character of the community. Homes at Mount Royal Estates should match the impressive scale and texture of their settings. Achieve this by using materials found in the landscape, such as timbers, boulders, and natural stone.

Each section of these guidelines outlines the requirements for the architectural element, permitted materials and permitted colours.

4.1 BUILDING MASSING, FORM AND SCALE

The massing, form and scale of structures should remain in harmony with the immediate natural setting. To achieve the proper massing, form, and scale at Mount Royal Estates consider the following:

- Use building materials that match the scale of the landscape.
- Break up larger buildings with similarly shaped smaller masses.
- Use simple, compact forms and repeat simple forms.
- Dormer and loft development should be utilized to break-up roof planes.
- Front facades should be articulated to lessen their impact on the streetscape. Break down the front elevation of the home to relate building frontage to the pedestrian scale.
- Use changes in materials to break up the massing of wall planes.

4.2 BUILDING FOOTPRINT

- The minimum building footprint for any home constructed at Mount Royal Estates shall be 1300 sq.ft., including garage, but shall not include carports, decks or patios.



4.3 BUILDING HEIGHT

Building height should take advantage of opportunities for views; be sensitive to adjacent development; take advantage of slope; respect significant trees; and be in accordance with the maximum building height permitted by the City of Cranbrook. Where a Building Height Variance has been granted by the City of Cranbrook, the Design Review Consultant shall consider this approved varied building height to be the maximum building height permitted.

4.4 BUILDING MATERIALS - GENERAL REQUIREMENTS

Building finishes should be consistent around a building. The use of “feature” finishes on the front facade of a building and lesser finishes on the side and rear facades is discouraged. Changes in materials are permitted, and encouraged, throughout a building but shall not appear as if creating an extravagant street facade at the expense of other facades.

4.5 BUILDING COLOURS - GENERAL REQUIREMENTS

Colour selections are intended to enable the Mount Royal Estates community to merge within its natural setting. In order to achieve this objective, colours are to be earth related tones, ranging from weathered driftwood (a very light gray) through to mocha brown (a rich earthy brown). Forest green and related tones are important as well. The following should be considered when determining colours for your home.

White (including cream, off-white, linen or similar) is not permitted for any exterior finish.

Colour boards and samples clearly illustrating all colours (true to colour) and all proposed uses of all colours shall be submitted by the Owner for approval by the Design Review Consultant. Colour boards submitted for approval by the Design Review Consultant shall be no larger than 9" x12".

The Design Review Consultant will review colours at Mount Royal Estates based on your home's context in the overall streetscape. Colour schemes that, in the sole opinion of the Design Review Consultant, are too similar to the colour scheme for another home already approved for construction, within two lots of either side of your home, will not be permitted.

Colour approval is at the sole discretion of the Design Review Consultant. The use of a specific colour on an existing residence at Mount Royal Estates shall not be considered precedence for its use again. Each home shall be judged individually on its own merits and in relation to neighbouring homes.



4.6 BUILDING FOUNDATION

The building foundation functions as the transition from the ground to home, creating a sense that the structure is rooted to the site. The building foundation is considered that portion of the building within 1.0 m of finished grade.

Guidelines

- Anchor the building into the site with a strong foundation.
- Step the foundation on steep slopes or for large buildings to match the forms and volumes of the building.

Materials

- Surface the building foundation in natural looking materials such as wood, fibre-cement siding, natural stone or cultured stone. Materials that are not natural in appearance, such as plywood, aluminum, and vinyl siding are not approved as building foundation finishes. Stone style shall be indigenous to the Cranbrook area.

Colours

- Foundation materials should be dark in colour to tie the home to the land and maintain the architectural character of the community.
- Stone shall be colours and tones native to the Cranbrook area
- Exterior surfaces of natural stone shall not be painted or stained.

4.7 BUILDING WALLS

Building walls must be articulated to provide variation in the plan and elevation of your home. Provide horizontal and vertical breaks in the wall planes, including balconies. Create impressions of a heavy structure expressed in the foundation and vertical layering of architectural elements.

Materials

- Materials for walls must convey a sense of human scale, warmth and well-crafted construction.
- Use of multiple wall materials can lend visual interest to a building. Too many materials can create a garish appearance which allows buildings to compete with and visually overpower their surroundings. Buildings which, in the sole opinion of the Design Review Consultant, utilize too many different materials may not be permitted.



- Materials for walls shall be selected from the following list. Other materials are not permitted unless specifically approved by the Design Review Consultant:
 - Natural stone;
 - Cultured stone;
 - Brick
 - Wood siding;
 - Natural square timber or peeled log;
 - Wood shingles;
 - Fibre-cement siding or shingles (ie. Hardiplank);
 - Composite wood siding or shingles (ie. Smartboard);
 - Stucco.
- Vinyl siding, aluminum siding, concrete and other cladding materials not deemed suitable by the Design Review Consultant will not be approved for use at Mount Royal Estates.

Colours

- Walls may be left natural in colour (with a protective sealant) or stained or painted in an acceptable earth-toned colour.
- Fibre-cement lap siding and shingles and composite wood siding and shingles shall be dark in colour. Distinct joint patterns will not be permitted.
- Stucco colours are encouraged to be deeply toned rich warm grays, greens and browns. The depth of colour required may necessitate the use of acrylic stucco.

4.8 WINDOWS AND OPENINGS

Establish a rhythm of openings between solids and voids in the facade through design and proportion.

Guidelines

- Recess windows into the wall face to emphasize building mass and to protect windows from weather.
- Windows shall be square or angular in shape. Round or oval windows do not complement the architectural style.
- All windows and doors on high visibility facades must have exterior trim on all four sides. Low visibility facades may utilize sills only. All window trim must be minimum 100mm (4") in width. Trim must be wood or fibre-cement board.



Materials

- Non-reflective materials are to be used, including non-reflective glazing. Tinted glazing is not permitted.
- Window frames shall be wood, finished metal or vinyl (PVC). Window styles and materials will be permitted by the Design Review Consultant based on the overall architectural character of the home and relationship to neighbouring homes.

Colours

- Wood window frames may be natural in colour (with a protective sealant) or stained or painted in an acceptable earth-toned colour such as brown, grey or black. Permitted colours shall be at the sole discretion of the Design Review Consultant.
- Metal window frames shall be an acceptable earth-toned colour. White windows are not encouraged. Permitted colours shall be at the sole discretion of the Design Review Consultant.
- Vinyl (PVC) windows shall be an acceptable earth-toned colour. White vinyl (PVC) windows are not encouraged. Permitted colours shall be at the sole discretion of the Design Review Consultant.
- Accent colours may be used to highlight building features (such as doors) in a subtle way. The accent colour shall complement the primary facade colour. Areas proposed for accent colour(s) shall be clearly indicated on the architectural plans. The accent colour shall be represented, true to colour, on the colour board.

4.9 EAVES, SOFFIT AND FASCIA

Guidelines

- Deep, protective overhangs are required. Minimum roof overhangs on primary roof elements shall be minimum 450mm (18").

Materials

- Soffit must be wood or aluminum.
- Fascia shall be wood, aluminum, fibre-cement or wood composite. Plastic and vinyl fascia will not be permitted.



Colours

- Soffit shall be natural in colour (with a protective sealant) or stained, painted or pre-finished in an acceptable earth-toned colour from the brown - grey range. Permitted colours shall be at the sole discretion of the Design Review Consultant.
- Fascia shall be natural in colour (with a protective sealant) or stained, painted or pre-finished in an acceptable earth-toned colour from the brown - grey range. Permitted colours shall be at the sole discretion of the Design Review Consultant.

4.10 ROOF

Roof forms are an important design element in alpine architecture. Steep roof pitches and dormers are essential elements of the alpine roof. Snow shedding must be considered in alpine environments. It is the Owners responsibility to ensure that snow shedding considerations are addressed in the design of the home.

Guidelines

- Minimum roof pitches of 5:12 are required for the main roof, except in certain circumstances in which the roof is not highly visible. The Design Review Consultant will review roof pitches less than outlined above on a case-by-case basis.
- Roof forms are to evoke the alpine architectural style. Simple shed roofs or other roof forms that are not alpine in character may not be approved.
- All rooftop mechanical equipment and venting shall be located, to the extent feasible, on the rear elevation of the roof.

Materials

- Roofs may be finished in the following materials:
 - Asphalt shingles - high-quality, architectural grade shingles;
 - Flat concrete or fibre-cement tile, subject to approval of tile shape and style;
 - Cedar shingles and shakes;
 - Metal;
 - Recycled rubber shingles
- Roof flashing must be coloured to match roof colour. Uncoated galvanized flashing will not be permitted.



Colours

- All permitted roofing materials shall be natural earth tones. Permitted colours shall be at the sole discretion of the Design Review Consultant.
- Roof top mechanical equipment, vents and other accessories must be coloured to match roof colour.

4.11 GARAGES AND GARAGE DOORS

Garages and garage doors are not to be a visually dominant form. Vehicle corridors are to be discretely situated, with particular care given to the design and orientation of the garage access and point of entry.

Guidelines

- Garage doors should not dominate the street facade of the residence. This may be achieved by angling the garage doors away from the street view or through creative architectural design. Garages are to be oriented away from road where lot width and orientation permit.
- Garages should be recessed into the structure where possible. Avoid garages that project from the front of house at the expense of the front door.

Materials

- Garage doors shall be wood or insulated metal with moulding and panel detail, painted or stained to complement or match the building siding. Uninsulated metal or plastic doors are not permitted. Metal door design will be permitted by the Design Review Consultant on a case-by-case basis.

Colours

- Garage door colour shall complement the overall colour palette for the home and the main body of the building in particular. The garage door shall not be a feature of the home.
- Wood stained finishes are preferred for wood garage doors.
- Insulated metal doors shall be finished in dark colours to complement the overall colour scheme for the home.



4.12 DECKS, BALCONIES AND RAILINGS

Decks and balconies add another layer of interest to a home by creating another level of detail. Decks and balconies must be architecturally consistent with the home design and must appear as an extension of the home design rather than an add-on to the home.

Guidelines

- Decks over 1.2 metres (48") above finished grade must have architecturally detailed columns and undersides.
- Supporting structures must have sufficient massing to ensure that the scale is correct in the overall appearance of the structure.
- Solid railings are not permitted. Railings must be minimum 25% open or void space.

Materials

- Deck materials are to complement the building materials. Decks and balconies may not be clad in stucco.
- Decking surface may be wood or concrete.
- Synthetic sheet membrane type material may be permitted on a case-by-case basis, however all edges and visible portions of decking and balconies must be wood or fibre-cement board.
- Railing materials must complement the overall home design. Acceptable railing materials include timber, log, and metal.
- Glass may only be utilized in combination with wood, log or metal.

Colours

- Balconies and decks are to complement the overall theme and character of the home and must be finished with complementary colours.
- Railings must be coloured to complement overall colour scheme of house. Metal railings must be dark in colour. White railings are not permitted.



4.13 EXTERIOR LIGHTING

Exterior lighting must be designed to enhance the community of Mount Royal Estates. Lighting shall not interfere or compete with enjoyment of the night time sky and valley below.

Guidelines

- Low intensity non-glare fixtures to provide adequate illumination for safety and aesthetic enhancement are permitted. No uncovered light fixtures or non-focussed fixtures are permitted.
- The number of exterior light fixtures shall be limited to those required to provide adequate lighting and shall not be superfluous.
- All exterior lighting is to be indirect. All light fixtures are to be cut-off style fixtures that direct light downward and shield the light source from view. High wattage outdoor lighting is not encouraged.
- Seasonal lighting is permitted at Mount Royal Estates. Lighting may not be installed prior to November 15th and must be removed by January 30th.

4.14 UTILITIES AND BUILDING ACCESSORIES

The following requirements are directed at how utilities and building accessories are to be incorporated into your home at Mount Royal Estates.

Guidelines

- Antennae
 - Antennae are restricted to interior attic applications only.
- Satellite Dishes
 - Satellite dishes may be used if discretely located on the building, coloured to match or blend with the relative exterior finish.
 - Dishes must be no larger than 600mm (24") diameter.
- Solar Applications
 - Solar applications are encouraged when integrated into the surface in which they are mounted.
 - “Add-on” type applications are not permitted unless discretely situated into the roof or wall profile.
 - Specific written approval must be obtained from the Design Review Consultant prior to the installation of any solar applications.



- Hot Tubs and Swimming Pools
 - Hot tubs and swimming pools are permitted but require approval from the Design Review Consultant. The Design Review Consultant will review the location and size of the pool proposed and ensure that the proposed location will not impact neighbouring homes.
- Mechanical Equipment
 - All mechanical equipment, such as air conditioning compressors, cooling towers or rooftop units, shall not be visually exposed. Consideration should be given to alternatives that do not require exterior equipment placement or building wall penetration.
- Mechanical and HVAC Vents
 - All mechanical and HVAC venting and other appurtenances are to be located in a manner that does not distract from the architectural merits of the home. No venting or other appurtenances are permitted on the front facade of the home.

4.15 SIGNS

- No signs are permitted on homes or lots at Mount Royal Estates, except as outlined below:
 - Construction signs are permitted as follows:
 - Signs required in conformance with local, provincial or federal law.
 - One sign is permitted that identifies the address of the home under construction and the job number.
 - Courtesy signs, such as “NO PARKING PLEASE, THIS HOME IS SOLD”, are permitted provided they are professionally prepared and are properly utilized for the purpose they are designed.
 - The General Contractor for each home is permitted one sign, professionally prepared, stating the contractors name, address and contact information.
 - All construction signs must be removed within 60 days following completion of construction of the home. All signs must be removed prior to the final review by the Design Review Consultant.
 - “For Sale” signs for the purpose of selling the home.
 - One “FOR SALE” sign is permitted for the purposes of selling the home. This sign is to be mounted to a post in the front yard and is not to be attached to the home or to be located inside a window.
- No sign is permitted to be attached to or hung from any tree or other vegetation. All signs must be self-supporting or attached to the home. Signs that are attached to trees will be removed and discarded.



5.0 LANDSCAPE GUIDELINES

This section describes in detail the goals and requirements for landscaping your home. All homeowners are strongly encouraged to engage the services of a landscape designer or landscape architect to design the outdoor spaces for your home.

Two key components of your landscape design will be the restoration of your lot following home construction and implementation of Fire Smart principles to protect homes in the event of fire.

All required landscaping shall be completed by the homeowner within one year of issuance of an occupancy permit for the home.

5.1 WALKWAYS AND PATIOS

Walkways and patios are important features of the outdoor space for your home. These features are to be implemented in a manner that is respectful of existing vegetation and the natural topography of your lot.

Guidelines

- Patios and walkways are to follow the natural terrain of the lot and weave between trees where possible or desirable.

5.2 LANDSCAPE PLANTINGS

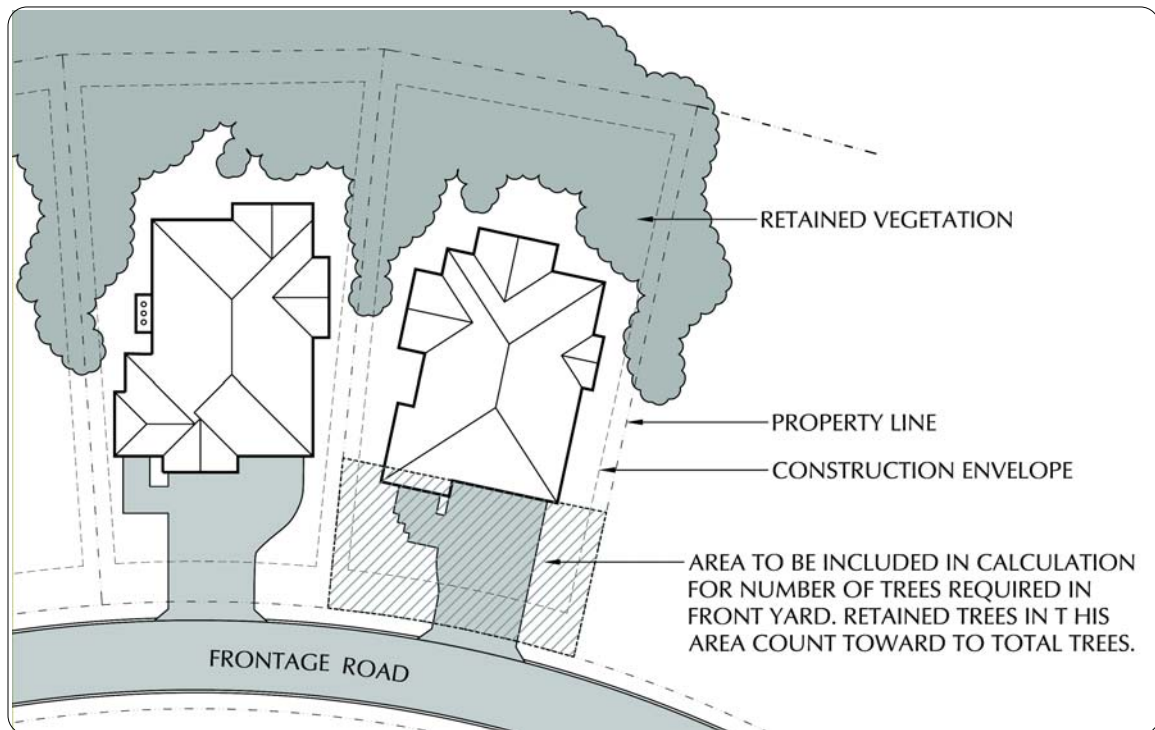
The intent of these Design Guidelines is to achieve a harmonious balance of natural and manicured landscape throughout Mount Royal Estates that is based on the natural environment of the East Kootenay region.

Guidelines

- Landscaping is to achieve a balance between natural and manicured landscapes. Native grasses, shrubs and trees are the preferred palette for all landscapes.
- The use of crushed rundlestone, riverstone, bark mulch and other similar materials as a primary groundcover material is not permitted. These materials may not comprise any more than 25% of the front yard landscaping, except where, in the sole opinion of the Design Review Consultant, these materials do not overpower the landscape through the use of significant tree and shrub planting. This requirement does not apply to the use of bark mulch within a landscape shrub bed.



- Landscape planting is to be designed and installed in a manner that emphasizes the natural character of Mount Royal Estates. Landscape plantings are to be planted in clusters that mimic native stands of vegetation. Formal plantings with trees planted in regular intervals are not permitted. Planting designs which, in the sole opinion of the Design Review Consultant, are too rigid or formal will not be permitted.



REQUIRED TREE PLANTING CALCULATION

- Mount Royal Estates has established a minimum landscape requirement for each building lot. Owners are required to provide planting in the front yard of all homes. The required amount of planting within the front yard of a home will be determined as follows:
 - The front yard shall be defined as that area between a line which extends across the front of the home (where the home is at an angle or has no easily defined front edge the front shall be a line at the midpoint of all front elevations) and the front property line.
 - The Owner shall provide 1 tree per 60 m² of front yard area.
 - Required trees shall be planted in that area defined as the front yard. All required trees must be greater than 3.0 m in height for conifers and larger than 75 mm caliper for deciduous. No more than 50% deciduous trees will be permitted in fulfilment of the required landscaping.



- Existing trees, which meet the minimum size requirements indicated above for new vegetation and which are located within that area defined as the front yard, that are retained by the Owner may be considered in fulfilment of the required landscaping.

5.3 SCREEN WALLS AND FENCES

Screen walls provide privacy within the landscape at courtyards and patios. Fences provide a barrier around your property, or a portion thereof, to exclude people from your property.

Guidelines

- Fences of any type or style are not permitted in the front yard of any home at Mount Royal Estates.
- Fences are permitted in the rear and side yards of all homes. Fences within the side yard of a home require a setback of 3.0m (10ft) from the front elevation of the home.

Materials and Colours

- Fences should be constructed of materials complementary to the architectural character of the home.

5.4 IRRIGATION

Irrigation is *suggested* at Mount Royal Estates to ensure successful growth of all plant material.

Guidelines

- An automatic underground irrigation system is suggested for all homes at Mount Royal Estates.
- Irrigation system should be designed to provide water to all lawn, trees, shrubs and ground cover.
- Irrigation should not extend to retained native grasses or vegetation that may exist on the lot or which are being installed as part of the landscape. Although newly planted native grasses and trees will require water to ensure successful growth in the first few years this water should be reduced after the grasses and trees have established and then discontinued completely. Native grasses are not accustomed to the level of water provided by a irrigation system and will degrade with time if too much water is applied.



5.5 ACCESSORY BUILDINGS

The construction of any accessory buildings shall be at the sole discretion of the Design Review Consultant. Prior to construction of any accessory building an application must be submitted to the Design Review Committee for approval.

With the approval of the Design Review Committee, each lot may contain no more than:

- one detached garage;
- one (1) other accessory building (*ie. garden shed, pool shed, etc.*).

All storage of yard maintenance equipment, recreational equipment, hot-tub equipment and other items must be within the home, garage or permitted accessory building unless otherwise permitted by the Design Review Consultant.



APPENDIX A

DESIGN GUIDELINE REVIEW APPLICATION

This DESIGN GUIDELINE REVIEW APPLICATION FORM must be completed by the Owner and submitted along with all required plans and other documents for DESIGN REVIEW.

Phase _____ Lot _____

Civic Address _____

Registered Lot Owner(s) _____

Mailing Address _____

Contact Name _____

Phone _____ Fax _____

E-mail _____

Applicant
(if other than above) _____

Mailing Address _____

Contact Name _____

Phone _____ Fax _____

E-mail _____

Architect / Designer _____

Mailing Address _____

Phone _____ Fax _____



APPENDIX A DESIGN GUIDELINE REVIEW APPLICATION

SUBMISSION REQUIREMENTS

All drawings submitted for review must be to scale and must be clear and legible. It is recommended that all drawings be prepared by a professional. Half-scale reductions are preferred to full size drawings.

Description of Item	Recommended Drawing Scale	Copies Required
Completed DESIGN GUIDELINE REVIEW APPLICATION		1
Floor Plans and Roof Plan	1:50 metric, (1/4"=1'-0")	3
Exterior Elevations (all sides, illustrate all exterior cladding	1:50 metric, (1/4"=1'-0")	3
Sections	1:100 metric, (1/8"=1'-0")	3
Landscape & Grading Plan	1:200 metric, (1/16"=1'-0")	3
Colour Board	no larger than 9"x14"	1

With this application, the Owner shall provide details of all relaxations proposed to maintain compliance with these Design Guidelines. This shall include any development variance which has been obtained or will be requested from the City of Cranbrook. It is the applicant's responsibility to provide reasons why the relaxation should be approved as well as justification and precedent to support the relaxation.

LAND USE VARIANCES

Have any variances or relaxations for this home been requested or received from the City of Cranbrook?

YES If YES, provide details of the application.
 NO



APPENDIX A

DESIGN GUIDELINE REVIEW APPLICATION

HOUSE DESIGN

FLOOR AREA

Building Footprint	_____ m ²	_____ ft ²
Total Floor Area of Primary Dwelling	_____ m ²	_____ ft ²

BUILDING ELEVATIONS

Proposed Main Floor Elevation (Top of Joists)	_____ m ²	_____ ft ²
Proposed Finished Grade at Garage	_____ m ²	_____ ft ²

BUILDING HEIGHT

Permitted Maximum Building Height	_____ m	_____ ft
Proposed Maximum Building Height	_____ m	_____ ft

Does proposed building height meet City of Cranbrook Building Height Requirements? YES NO If NO, provide an approved relaxation from City of Cranbrook

HOUSE SETBACKS

Proposed Front Yard Setback	_____ m	} Indicate actual proposed distance from property line to edge of foundation at nearest point
Proposed Left Side Yard Setback	_____ m	
Proposed Right Side Yard Setback	_____ m	
Proposed Rear Yard Setback	_____ m	



APPENDIX A

DESIGN GUIDELINE REVIEW APPLICATION

BUILDING MATERIALS

List all proposed building materials (cladding only). Provide all items listed below on Colour Sample Board.

ITEM	MATERIAL	SUPPLIER	COLOUR
Foundation			
Walls - Primary Cladding			
Walls - Stone Cladding			
Walls - Other Cladding			
Roof			
Gable Ends			
Soffit			
Fascia			
Trim, Battens, etc			
Eavestrough / Rainware			
Window & Door Trim			
Windows			
Muntin Bars			
Garage Door			
Entrance Door			
Other Doors			
Chimney			
Deck Railings			
Deck Surface			



APPENDIX A

DESIGN GUIDELINE REVIEW APPLICATION

LANDSCAPING

List all proposed landscape materials.

ITEM	MATERIAL	COLOUR	OTHER SPECIFICATIONS
Walkway (Front)			
Walkway (Other)			
Entrance Walkway			
Rear Patio / Deck			
Driveway			
Retaining Walls			
Fencing			
Screen Walls			
Other: (List)			



APPENDIX A

DESIGN GUIDELINE REVIEW APPLICATION

LANDSCAPING

A total of 1 tree is require per 60 m² of front yard area is required. Credit is given for existing trees located within the front yard that are retained following completion of construction. The difference shall be installed by the Owner.

The following table summarizes the requirements of this section:

REQUIRED TREE PLANTING

Total area of front yard	_____
Total trees required in front yard (1 tree per 60m ² of front yard is required)	_____
LESS: Total number of existing trees to be retained in front yard.	_____
Total number of new trees <u>required</u> to be planted in front yard	_____

PROPOSED TREE PLANTING

Total number of trees <u>proposed</u> to be planted in front yard	_____
Total number of trees proposed to be planted on remainder of property	_____



APPENDIX A

DESIGN GUIDELINE REVIEW APPLICATION

USE OF DESIGN REVIEW APPROVAL SERVICES

The Owner acknowledges that the house plan approval is provided as a service and that the developer and its consultants assume no responsibility for the accuracy or completeness of the information submitted, or for any losses or damages resulting from the use thereof.

The Owner further acknowledges that they will hold the developer and its consultants harmless from any action resulting from the use of this information.

I fully understand the above and with my signature agree to all the above terms:

Signature of Builder/Owner _____ Date _____

Signature of Builder/Owner _____ Date _____



HAWORTH DESIGN ASSOCIATES

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