



# QUARTIER PANORAMA

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Your **Dream** Home

Awaits you

Architectural guide



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*The objective of this guide is to help ensure the protection of the natural environment of the site, as well as foster architectural harmony within **QUARTIER PANORAMA / Espace vie**.*

## **1.0 Philosophy**

### **1.1 Introduction**

1.1.1 The municipality of Piedmont is situated within one of the most beautiful regions of the Laurentians. Located adjacent to the village of Saint-Sauveur, and numerous ski centres, and within easy access to highway 15, QUARTIER PANORAMA is a heaven of peace perched on a mountain side, offering a spectacular view.

### **1.2 Objectives of the guide**

- Ensure a harmonious development which respects the unique environmental character of the site while encouraging architectural integrity.
- Help protect the natural environment, and promote architecture that is suited to its surroundings: topography, views, natural features, etc.
- Favour architectural designs of the highest standards.
- Encourage architecture, which is updated and sophisticated, yet timeless.
- Assure, to the greatest degree possible, the use of natural materials (wood, stone and metal), in hues and finishes which are reminiscent of those of the surrounding environment (mushroom, grège, brown, grey, charcoal, etc.).

### **1.3 Background**

1.3.1 The promoter firmly believes in preserving the natural qualities of the site. Having a life-long attachment to the area, he is deeply committed to preserving the site's environmental quality, as well as to encouraging architectural standards that will benefit all residents.

### **1.4 Development criteria**

1.4.1 A construction zone has been carefully defined for each lot in order to preserve the site's characteristics, as well as the privacy of its future residents. Each new home will be harmoniously integrated into the natural surroundings and the development as a whole. The objectives and criteria outlined in this guide will ensure the maintenance of highest quality architectural standards, as well as use natural views to their best advantage, strive for optimal sunlight exposure, and reduce to a minimum the environmental and visual impact of all dwellings.

## **2.0 Layout criteria**



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## 2.1 Surface area of the lots

- 2.1.1 Each lot's actual surface area is indicated on the cadastral plan prepared by the land surveyor.

## 2.2 Lots

- 2.2.1 Each lot is divided into three (3) zones: construction zone, selective deforestation zone, and preservation zone. These zones are identified on each lot's data sheet. Landscaping, including removal of trees, must respect the requirements prescribed for each zone.

## 2.3 Construction area

- 2.3.1 The buyer will have to conform to the following development standards: 15 m (49'-2'') front setback, 8 m (26'-3'') side setback and 9 m (29'-6'') rear setback, except for lots located near natural flowing water (refer to the subdivision plan for these lots).

## 2.4 Maximal and minimal building coverage

- 2.4.1 The maximal building coverage is 25% of the lot's total surface. The gross surface area of the floors (ground level and first floor) is limited to 30% of the lot's surface. The floor area includes the building's floors measured from the exterior side of the walls, including covered porches and garages. Excluded are stoops, patios, steps and cornices.
- 2.4.2 The minimal width of the front of the building is 12 m (39'-4'') and the maximal width is 30 m (98'-5'') (width of individual lots permitting). The minimal depth is 9 m (29'-6''), and cannot exceed the width of the front of the building.
- 2.4.3 The minimal living space of the building is 140 m<sup>2</sup> (±1 507 ft<sup>2</sup>), excluding covered porches and garages. Also excluded are: stoops, patios, balconies, steps, cornices, and accessory buildings.

## 2.5 Public utilities

- 2.5.1 Public roads will be built and paved in accordance with municipal standards, and once municipalized, will be maintained by the municipality of Piedmont (cleaning, repairs, snow removal, etc.).
- 2.5.2 Potable water and sanitary sewer: As there are no municipal systems within the development, each owner is responsible for the installation of his own septic system and artesian well, all in accordance with provincial and municipal standards. These systems will have to be indicated on the proposed layout plan for approval by the promoter.



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- 2.5.3 Telephone and cable: Overhead lines are located in the right of way and/or in the back of certain lots. Parabolic antennas are prohibited.
  - 2.5.4 Electricity: Hydro-Québec's overhead lines are located in the right of way and/or in the back of certain lots.
  - 2.5.5 All connections from the home to the utility services and all of their related expenses are the responsibility of the buyer. Furthermore, these connections must be underground.

## **3.0 Architectural elements and details**

### **3.1 Building mass**

- 3.1.1 The home's number of floors is limited to two (2), which is the municipal standard.
- 3.1.2 The home's mass must be articulated.
- 3.1.3 Only one (1) single-family home per lot is permitted.
- 3.1.4 The garage may be attached or detached. Only one (1) accessory structure per lot is permitted.
- 3.1.5 A rectangular construction deprived of shape variation, or any fragmented structure lacking unity is not permitted.

### **3.2 Architectural treatment of the façades**

- 3.2.1 Walls must be articulated with no uninterrupted section exceeding 9 m (29'-6"). A break measuring at least 1 m (3'-3") is required for each wall exceeding 9 m (29'-6").
- 3.2.2 Balconies, bay windows, overhangs, etc. are strongly recommended to articulate the exterior of the home.
- 3.2.3 Each exterior wall of the home must be appealing. Blind walls are not permitted.
- 3.2.4 Visible structural features, such as columns and beams are strongly encouraged.

### **3.3 Minimal and maximal heights**

- 3.3.1 The maximal height of the average slope of the roof in relation to the average level of the ground must not exceed 9 m ( $\pm 29'-6''$ ).



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3.3.2 Drastic height differences from one home to another should be avoided. Factors such as the typography of certain lots, as well as the style of the home (single-storey or two floors) will be taken into consideration.

## **3.4 Exterior siding materials**

3.4.1 The use of noble materials (stone, brick, wood, copper, etc.), or finishes reminiscent of these is favored. Brick siding is not permitted.

3.4.2 Only clapboard, shingle and board & batten type wood sidings are permitted, and must be at least 150 cm ( $\pm 6''$ ) wide. Wood sidings may be installed horizontally or vertically. Vinyl, aluminum, acrylic coating and CanExcel type sidings are not permitted.

3.4.3 Accent touches of natural or artificial stone is recommended.

3.4.4 A maximum of three (3) types of exterior siding may be used, excluding the windows, but including the main roof. Strong contrasts in materials are strongly discouraged.

3.4.5 Any change in siding used is to be applied from the interior corner of a change in direction of the walls.

3.4.6 A sample board containing all of the exterior siding materials must be submitted for approval.

3.4.7 Chimneys must be covered with one of the same materials used for the home's siding: clapboard siding, shingles, vertical planks, natural or artificial stone.

3.4.8 The vent required for gas chimneys or others must be concealed and painted as to match the structure on which it is mounted.

3.4.9 At least two (2) of the home's siding materials must be used for any accessory building.

3.4.10 Any visible foundation wall exceeding 0.61 m (2'-0'') must be covered with the same material used for the façade above it.

3.4.11 Any visible foundation wall must be covered with cement or acrylic coating.

## **3.5 Roof**

3.5.1 Roofs may have two (2) or four (4) slopes. Main roof and dormers must include a minimum slope of 6V:12H. The slope of stoops, bay windows, porches and secondary buildings may be less, but must not be inferior to 4V:12H. Flat roofs are not permitted.



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- 3.5.2 Features such as dormers, gables, campaniles and chimneys will contribute to the roof's appeal.
  - 3.5.3 The main roof's overhangs must extend by at least 0.45 m (1'-6'') beyond the exterior wall's surface. Stoops, bay windows, porches, dormers and secondary building overhangs must extend by at least 0.305 m (1'-0'').
  - 3.5.4 Roofs may be of textured asphalt shingles, in which case 25 years and + quality is required.
  - 3.5.5 On metal finished roofs, snow fences or snow guards must be installed over doorways.
  - 3.5.6 The colors of the roof coverings must blend into the environment: brown, taupe, warm greys, cedar, charcoal, etc. Variations of green and blue, cool greys, and colors which are too pale are not permitted.
  - 3.5.7 Roof fascia and soffit may be made of aluminum or wood, and must be of the same color. They must correspond with the home's design.
  - 3.5.8 Gutters may be made of aluminum, in which case their color must match with the color of the covering they are mounted onto. They may also be made of copper.

## **3.6 Doors and windows**

- 3.6.1 Entrance doors must be made of wood or pre painted steel, and must be protected from bad weather condition by eaves or by adding a stoop.
- 3.6.2 Garage doors may be made of pre painted metal. Doors with multiple embossed panels are prohibited. The use of wood and/or adding windows is strongly recommended. Garage doors must not exceed 9'-0'' in height.
- 3.6.3 Garage door(s) must be located on the lateral facade of the lots, 90 degrees or in angle of 45 degree or more in relation to the centreline of the street.
- 3.6.4 Window proportions must be carefully studied.
- 3.6.5 Casement windows, awning windows, and vertical sliding windows are strongly recommended. Sliding windows are not permitted, except for basements which are at least 50% below ground level.
- 3.6.6 Window glazing must be clear. Frosted glass will be tolerated to ensure privacy in some cases. Mirrored and colored glass is not permitted.
- 3.6.7 Windows and casings may be made of stained or painted wood, or of pre painted aluminum.



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3.6.8 Window trims in the same color as the window case are permitted on the surface of the windows only. Trim dimensions must be at least 0.4 m ( $\pm 15$  '').

3.6.9 Façades without windows are not permitted.

3.6.10 The colour of windows must be dark and reminiscent of the natural environment: earth tones, blacks, etc. White windows are not permitted.

3.6.11 Patio type doors are not permitted on the main façade.

## **3.7 Decorative elements (moldings and casings)**

3.7.1 MOLDING OPTION: Moldings measuring at least 0.15 m (6'') must be installed around all openings. A plank measuring at least 0.2 m (8'') must be installed directly below the fascia, on the façade of the entire perimeter of the home. A molding measuring at least 6'' (0.15 m) must be installed on the corners and base of walls covered with wood siding. All moldings and casings must be of the same color as the surface on which they are installed. This applies to the entire home.

3.7.2 NON MOLDING OPTION: For a more contemporary architectural style, complete absence of mouldings and casings is permitted.

## **3.8 Porches, balconies, patios, verandas and outdoor stairs**

3.8.1 Porches, balconies, stoops, verandas, stairs, sunbreakers, etc. enhance the architecture. Balconies located in the front of the home must be surrounded by opaque deck panels, as to hide its users and outdoor furniture.

3.8.2 Columns, poles, guardrails, pergolas and flower boxes also enhance the architecture.

3.8.3 Screened porches are permitted, but must be integrated to the home's mass, and must respect minimum setbacks.

3.8.4 Patios must be made of stone, interlocking paving stone or wood.

3.8.5 Railings must be made of wood, wrought iron and/or painted steel, with vertical bars or tempered glass. Aluminum railings are not permitted.

## **3.9 Accessory buildings, storage and waste containers**

3.9.1 Outdoor storage for firewood, bicycles, skis, waste containers, etc., must be integrated to the main building and be completely opaque.

3.9.2 Detached garages and garden sheds are permitted as accessory buildings, but must be located in the backyard. Layout must not exceed 10% of the lot's surface, and 40% of the home's area.





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- 3.9.3 One (1) garage (attached or detached), which must not exceed a surface area of  $60 \text{ m}^2$  ( $\pm 645 \text{ ft.}^2$ ), is permitted. Roof space may be partially occupied in a proportion which must not exceed 60% of the garage below it.
  - 3.9.4 One (1) garden shed is permitted per lot. Its maximum area must not exceed  $15 \text{ m}^2$  ( $161 \text{ ft}^2$ ), and its height must not exceed 3 m (9'-10'').

## 3.10 Outdoor lighting

- 3.10.1 Outdoor lighting must be dark-sky friendly, meaning it must not cause light pollution. This is achieved by using light fixtures which hide the light source, and direct the light towards the ground.

## 4.0 Landscaping

Each lot possesses individual characteristics; therefore, landscaping must take these characteristics into account. Urban-type landscaping should be avoided.

### 4.1 Landscaping

- 4.1.1 Landscape design must be compatible with the natural environment. As much as possible existing trees and shrubs should be preserved. Yard landscaping must take into account the existing vegetation in order to maintain a naturally green environment. For privacy purposes, the planting of hedges is permitted, but only next to decks and/or patios. Planting hedges around the perimeter of the lot for outlining purposes, and hedges exceeding 3 m (9'-10'') in length are not permitted.
- 4.1.2 Building a fence around the perimeter of the lot is not permitted. Fences are permitted for safety purposes around pool and/or spa areas. They should blend well with surrounding landscaping and not be opaque. They may be made of wrought iron and/or painted steel, with dark colored vertical bars or tempered glass.
- 4.1.3 The front yard's landscape should harmonize with the landscaping of adjacent lots in order to help preserve the project's unity. Green spaces and the planting of conifers should be predominant in the parking area, so as to help conceal it.

### 4.2 Driveway

- 4.2.1 One (1) driveway, of at least 3 m (9'-10'') in width and at most 6 m (19'-8'') in width per lot is permitted, and should be paved with decorative stone, asphalt, or interlocking paving stone. Again, the materials used must be of dark earth toned colors, and the driveway's design should be sinuous. Other materials may



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be permitted upon approval. "Tempo" type shelters are not permitted. Large motorised vehicle and boat parking is not permitted in the front yard, and should not be visible from the municipal road.

## **4.3 Landscape components**

- 4.3.1 Retaining walls are permitted, but must be made of ornamental masonry or decorative stone, brick or concrete block. Heights must not exceed 1m (3'-3''); otherwise the walls must be approved by an engineer. If the walls are laid in multiple levels given the existing topography, each level must be at least 2 m (6'-7'') in length.
- 4.3.2 Building a patio within the established setbacks defined in the layout plan is permitted. It must be built on the ground with minimal backfill. Materials must be similar to concrete or concrete block.
- 4.3.3 A plan, prepared by a landscape architect or a landscaper, which includes all relevant details, layout, and species, must be submitted to the promoter for approval prior to execution.

## **5.0 Construction period and procedures**

The exterior of the home must be completed within 12 months from the beginning of construction, or as soon as weather permits.

### **5.1 Construction period**

- 5.1.1 The owner, his representative, or his contractors must maintain the lot in a clean and orderly manner throughout the construction period.
- 5.1.2 The owner, his representative, or his contractors must at all times conduct their activities in a manner which will not hinder those which must be conducted by public utilities.
- 5.1.3 During the entire construction period, the owner must ensure that access roads as well as ditches within and surrounding the lot will be kept free and clear of any matter generated by excavation or construction, including material, soil, sand, gravel, mud, scrap, waste and other debris.

### **5.2 Commercial restrictions**

- 5.2.1 No commercial signage (general contractor, subcontractor, etc.) is permitted without the promoter's written approval. No commercial vehicle, no matter



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which type, may be permanently parked on the property. Advertising signs of any form are not permitted.

## 6.0 Approval procedures

### 6.1 Approval procedures

6.1.1 The promoter wishes to maintain rigorous standards of construction on each lot in order to ensure a harmonious development, and to help protect the value of each owner's property.

### 6.2 Approval process

It will be the promoter's responsibility to evaluate all planned construction projects, and accordingly, owners must submit preliminary drawings at first, and then construction plans, as to determine whether proposed projects comply with the principles contained in this guide. A sample board of the exterior finishes, as well as a perspective drawing of the main façade (façade facing the street) must be submitted at the preliminary stage.

Written recommendations and a follow up sheet will be provided as to determine if the project is approved or denied. These will be provided within 10 business days once the documents are submitted.

**QUARTIER PANORAMA** reserves the right to modify the present guide from time to time. Certain amendments to the guide's requirements may be requested by the owner in regards to a specific construction proposal, and granted or denied, on a case by case basis, by the promoter, at his sole discretion. The amendments will be recorded in the construction project's final approval documents.

### 6.3 Limitation of liability

6.3.1 The promoter's main goal is to ensure that construction projects submitted for the promoter's approval comply with the criteria set out in this guide (i.e. building aesthetics).

Therefore, the promoter may not be held liable in any way for any other aspect of design including, but not limited to:

- Quality and content of the plans submitted
- Established structural requirements
- Nature of the soil and its bearing capacity
- Damages caused by a natural disaster
- Project's conformity in regards to building codes and any other existing regulations
- Survey errors
- Etc.



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The promoter may not be held responsible in any way for any non-observance of the guide by a land owner.

## 7.0 Municipal permits

Further to adhering to the standards outlined in this guide, it is the buyer's responsibility to ensure that all technical specifications related to the construction project are in compliance with the codes and regulations in force at municipal, provincial and federal levels, including those related to environment protection.

Once the promoter's approval is granted, the buyer may request required permits and certificates from the Municipality of Piedmont.

### 7.1 Municipal planning by-laws

7.1.1 It is the buyer's responsibility to ensure that construction complies with all municipal by-laws, including updates and amendments, if applicable.

The Municipality of Piedmont's Urban Planning Department will proceed to review plans for conformity in regards to by-laws in effect (subdivision, zoning, and construction).

### 7.2 Surveyor's certificate

7.2.1 Prior to laying the foundations, a site certificate must be obtained from a surveyor whom is a member of the Ordre des arpenteurs-géomètres du Québec. Authenticated copies of the certificate of location must be provided to the Municipality and the promoter upon completion of the work.

## 8.0 Use restrictions

### 8.1 Open fires

8.1.1 Open fires are not permitted on the lot unless the buyer obtains the required permits, and complies with the Municipality of Piedmont's requirements in force.

### 8.2 Spas and pools

8.2.1 Spas and pools are permitted. Spas must be built within the balcony or patio, or integrated into the landscape, so as to conceal it. Spas and pools may only be located in the back yard, except in some cases where they may be located in



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the lateral yard, depending on the lot's topography. Refer to municipal by-laws regarding pool and/or spa safety. Spa and/or pool must be included in the plans submitted.

## 9.0 Documents to be supplied

### 9.1 Preliminary phase

|  | Scale                           |
|--|---------------------------------|
| • Layout plan and statistics                                       | 1 : 250                         |
| • Basement plan  | 1/8" = 1'-0" or 1 : 100 minimum |
| • Ground floor plan  | 1/8" = 1'-0" or 1 : 100 minimum |
| • Second floor plan (if applicable)                                | 1/8" = 1'-0" or 1 : 100 minimum |
| • Exterior elevations (all façades)                                | 1/8" = 1'-0" or 1 : 100 minimum |
| • Section drawing showing street, topography of land and residency | 1 : 250<br>N/A                  |
| • Perspective drawing illustrating main façade, in color           |                                 |
| • Sample board of exterior finishes with legend                    | N/A                             |

### 9.2 Construction phase

|   | Scale                           |
|---|---------------------------------|
| • Layout plan   | 1 : 250                         |
| • Basement plan   | 1/8" = 1'-0" or 1 : 100 minimum |
| • Ground floor plan                                     | 1/8" = 1'-0" or 1 : 100 minimum |
| • Second floor plan (if applicable)                     | 1/8" = 1'-0" or 1 : 100 minimum |
| • Exterior elevations (all façades)                     | 1/8" = 1'-0" or 1 : 100 minimum |
| • Cross sections of walls and details                   | indicated                       |
| • Summary schedule for principal phases of construction | N/A                             |