



WOODHAVEN

E D G E M O N T

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**Front Drive Zero Lot Line Architectural Design Guidelines**

Stage 2C – November 2020

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# 1 Objectives

The objective of the following Architectural Design Guidelines for Woodhaven Edgemont Stage 2C (Front Drive Zero Lot Line) is to ensure the highest standard of visual appeal and image; ensuring compatibility among homes and integration of the community into the natural landscape. With an aim to limit repetition or extreme contrasts, the Developer reserves the right to decline a home design deemed not to be compatible with the intended architectural vision of the subdivision.

# 2 Architectural Theme

The selected architectural theme provides elements that can be incorporated within the following styles:

- Tudor
- Craftsman
- Modern Heritage

These architectural styles include covered entries, carefully detailed brick or stonework and substantial detailing that highlights the design style. These elements work together to achieve an interesting and appealing streetscape.

# 3 Streetscape

Care must be taken to integrate the home with special attention to the relationship with neighbouring properties. Relative massing, siting and style will be of utmost importance in assuring each home compliments its neighbour and the surrounding development. Building massing, siting and style may be adjusted and/or alternate treatments requested to enhance the streetscape. Front entrance area roofing must be used to cover and protect the entry area at the first level, or a height proportionate to the design. The style, width, height and detailing of entranceways will together create a sense of arrival, as well as articulate the design style of each home.

Homes will be reviewed on their merits of design, massing, proportion, and compatibility. Exceptional plans which meet the general trend of the neighbourhood, may be considered at the sole discretion of the Design Consultant.

# 4 House Size

Houses are to have a consistency of mass and volume within the streetscape therefore the house width must relate proportionately and logically to the lot width and neighboring homes. Builders are to ensure the home does not overpower or underutilize the lot. (pie shaped lots will be reviewed on a lot-by-lot basis).

## House Size and Pocket Fill

Minimum House Width	Minimum Exposed House Frontage	Maximum Garage Width
24'	4'	20'
22'	4'	18'

\*Note: Frontage calculations are based on home size, not pocket width, i.e. a 22' home with the noted calculations can be placed on a 24' pocket (recommend offsetting the garage where possible).

The minimum home size shall be 1,300 square feet for 2 storey homes.

High visibility corner lots must enhance the flankage elevation to the equivalent of the front elevation (i.e. wall plane breaks including cantilevers, wall roof extensions, additional windows etc.).

This design guide allows for homes to be built in excess of the minimum requirements noted above. However, the minimums provide the opportunity for variations in size which, when combined with landscaping considerations, will contribute to the ultimate character of the neighbourhood.

## 5 Site Planning and Grading

Site planning and grading must accommodate the natural slope of the land with variations in grade absorbed within the building mass as much as possible. Lot grading must be in strict conformance with the approved grading plan for the subdivision. For lots with a more dramatic change in terrain such as walk-out basement lots, there may be a requirement for special terracing and/or retaining walls. The purchaser shall be responsible for the design and construction of such retaining structures and must ensure design grades and lot drainage are not compromised.

Excessive setbacks due to home/lot choice are to be avoided and will be reviewed on a lot-by-lot basis.

Placement of homes on pie-shaped lots should be perpendicular to the chord of the arc to ensure adjacent neighbour compatibility where possible. Extreme home angled placements will be rejected.

If a retaining wall is required, it must consist of concrete or natural materials such as boulders (other materials may be considered at the discretion of the Design Consultant). If the retaining structure is greater than .9 m (3'-0") in height, it must be stepped to reduce the wall's visual mass. Retaining walls visible from high visibility areas (street, park, etc.) must have finished face and edge surfaces.

Special attention is to be given to the treatment of exposed concrete foundation walls. A maximum of 2' of parging will be permitted on all home elevations. Variation in grade and basement design may require cladding material be lowered or extended to within 2' of ground level.

Front entry steps are to be a maximum of 4 risers per set. Where the grade requires more than 4 risers, the run must be split. Exceptions to this requirement may be granted in consideration of unique design, topography, and / or lateral bracing concerns. If greater than 3 risers/set, require a minimum 4' wide steps with appropriate railing style (NO wood).

## 6 House Repetition

Similar front house elevations must not be repeated within two lots (X-O-A-X) or directly across the street. Flankage sides must not be similar to home directly behind or directly across the street. Rear high visibility house elevations must not be repeated within two lots (X-O-A-X). Low visibility rear elevations cannot be the same as the adjacent lots. Alternative elevations must reflect substantial modifications, i.e. change rooflines, house style, wall planes, materials etc. Repetitive use of elevations is monitored to ensure an interesting and varied streetscape.

It is highly recommended that the same model is not placed adjacent to each other to meet the requirements.

## 7 Corner and High Visibility Lots

Houses on corner lots require special consideration. All models will be considered for corner lots based on their unique suitability to these locations. The flankage side's main roof should slope towards the side street where possible. The flankage side should have variation in wall planes (i.e. cantilever, Dutch gable etc.). Window placement and design detailing must be proportional to the wall surface. All flankage side window detailing must be upgraded as per the front elevation's windows (muntins, battens etc.). The front porch roof should have a finished end along flankage side. Plain, non-upgraded flankage sides will be returned without review.



A proposed side entry on a flankage elevation shall be reviewed on a lot-by-lot basis ONLY if the entry door area is significantly upgraded.

Corner lots affected are: Block 20: Lots 1 & 15 and Block 21: Lots 19 & 35.

Lot 15 block 25 will require upgrading to the 2<sup>nd</sup> floor walkway side.

High visibility rear elevations require special design consideration including a variety of rear roof lines, use of wider trim (6" recommended) around windows / doors and shall incorporate an accent colour (i.e. as per front elevation).

The high visibility rear elevation lots affected will be: Block 20: Lots 1 to 15 and Block 25: Lots 5 to 15 inclusive.

The Homeowner may build the required high visibility rear deck if the Builder provides the Design Consultant a formal deck letter signed by the Homeowner (acknowledging the rear deck Guideline requirements i.e. minimum size required etc. and specifies a completion date). The deck **MUST** be completed prior to requesting return of the final landscape deposit. Smaller rear decks will be reviewed on a lot-by-lot basis if style appropriate. Unfinished decks will not be accepted.

All vertical elements of the deck must be stained or painted and compatible with the home colours.

Rear deck railings to be metal (NO wood railings).

## **8 Garage and Driveway**

A maximum double attached garage is allowed under the massing guides identified in Section 4 and must be in accordance with the garage location plan. Garage roofs must be compatible with the design style of the home.

Garage overhead doors are to be carriage house, barn, or heritage (glazing required on all garage doors) and must be compatible with the selected home style. Builders shall provide an accurate garage door image (no standard) on front elevations submitted for approval. Overhead door corners must be straight. NO angled corners permitted.

A maximum of 18" must be maintained between the top of the garage door and the eave line. Where the height exceeds 18", special detailing may be required. Gable ends will require appropriate detailing to soften the visual impact accordingly.

Driveways and front walks are to be a minimum broom finished concrete, but may be exposed aggregate concrete, stamped concrete or broom finished concrete with stamped or exposed aggregate borders. Unit pavers are permitted as an accent or border material only. Driveway widths are not to exceed the width of the garage. The proposed driveway size must allow for all landscape requirements to be achieved.

## **9 Design Elements, Exterior Colours and Materials**

Black, grey and brown coloured (medium-dark toned) asphalt shingles required from one of the following Manufacturer (styles); Malarkey (Dura Seal, 25 year), BP (Harmony) or IKO (Cambridge or Renaissance). If the Builder proposes an alternative Manufacturer, the Builder must supply roof samples (no 3-tabbed product) to the Design Consultant if requested.

The roof colour must be compatible with the selected colour scheme. The Design Consultant may request a change to the chosen roof colour if deemed another colour choice shall enhance the home.

Flashing must blend with the asphalt shingle colour chosen. No galvanized flashing allowed.

Aluminum or equivalent soffit (minimum size, see Appendix "B") and aluminum rainware (gutters/downspouts) colours are to be compatible with wall and trim colour. Vinyl is not approved for soffits or rainware.

Fascia (minimum 8") colour to be compatible with the wall colour or may be the same as the wall colour only if a significant amount of the home's trim / wall shake etc. colours are different than the fascia. High visibility, open gable fascia must be a minimum 8" Smartboard or equivalent (no aluminum or vinyl allowed). Aluminum may be used for low visibility fascia (covered) but only if matching the high visibility fascia colour.

High visibility open gables must be proportional, style appropriate and should have materials that are different from the walls i.e. cedar like (no real cedar) wall shake detailing, vertical board & batten, false trusses/beams, louvers, brackets, etc. are preferred to large amounts of wall panel detailing (panel detailing may be rejected if proposed).

Natural toned vinyl / composite wall shake colours are preferred, see Appendix "C".

Wall colours must be noticeably different for 2 adjacent lots (i.e. lot 3=wall colour A therefore, lots 1, 2, 4 and 5 cannot be similar to wall colour A) and lots directly across the street (front elevation to front elevation or flankage elevation to flankage elevation). See Appendix "C" for approved wall colors and manufacturers.

Exterior cladding must be compatible with style chosen. Acceptable wall cladding: upgraded vinyl siding in "Traditional", "Horizontal" or similar profile (**Dutch Lap siding will NOT be permitted**); Hardie Board (or equivalent); cedar like (no cedar), vinyl shakes and masonry. Colour palette to be style appropriate and neutral through to dark earth tones, is preferred (see Appendix "C"). No bright, very light or primary colours accepted.

Window configuration, window battens and muntin bar style (decorative grills reviewed on a lot-by-lot basis) must be compatible with the selected architectural style. Window batten and muntin bar detailing are required on all high visibility elevations (front, rear and flankage). **Curved or circular style windows will NOT be permitted.**

Battens, wall battens and other trim detailing must be cement fiber product, Smartboard, etc. (NO aluminum/vinyl). Colours to be lighter or darker than the wall surface surrounding the trim. A minority of same as wall coloured trim may be reviewed on a lot by lot basis at the discretion of the Design Consultant. See Appendix "C" for acceptable trim colours. Two adjacent homes only, may have either the same or very similar masonry colour OR trim colour (but not the same / similar trim colour AND masonry).

All homes must have masonry. Masonry style and colour are to be compatible with the home style and colour scheme selected. Brick will be allowed if used as a style-specific detail. Very light contrasting masonry to the home's colour palette to be avoided and may be rejected by the Design Consultant. See Appendix "B" for masonry height required and Appendix "C" for the acceptable masonry colours. Two adjacent homes only, may have either the same or very similar masonry colour OR trim colour (but not the same / similar trim colour AND masonry).

The garage door colour must complement the home and be lighter OR darker than the siding colour. **NO** two-toned, white, same or very similar wall coloured garage doors permitted.

ALL high visibility wood (PWF) vertical elements must be stained to complement wall or trim colour. PWF may be unstained if compatible with colour palette, which will be reviewed on a lot-by-lot basis.

## 10 Roof Pitch, Eaves and Rainware

Roofs provide a unifying theme throughout the subdivision. The roof pitch and eaves are to correspond to the style of home as indicated in Appendix "B" – Styles. Bungalows require a minimum of 7/12 pitch to enhance massing.

The front porch roof must blend with the style chosen and not appear to be an 'added on' element to the home.

Non-high visibility, side elevation main roof slopes proposed at a 5:12 pitch shall be reviewed on a lot-by-lot basis.

All cantilever, bay and box-out roof overhangs are to be proportionate and style appropriate to the design chosen.

The use of increased eave depth will be dependent on the overall home design and will be at the discretion of the Design Consultant. See Appendix "B" – Styles for minimum eaves required. Eaves must be no closer than .9 M to the eaves of the building on the adjacent parcel.

No roof leader discharge shall be directed to the maintenance easement unless specified by the Developer's Engineer.

## 11 Front Entrance and Columns

The front entry must include one of: standard front door with a minimum top glass insert, transom, sidelight(s) or equivalent. Standard six-panel door (with no glass insert) accepted **ONLY** with transom or sidelight(s).

Front entry steps are to be a maximum of 4 risers per set. Where the grade requires more than 4 risers, the run must be split. Exceptions to this requirement may be granted in consideration of unique design, topography and lateral bracing concerns. If there are more than three risers per set, the step will be a minimum 4' wide with appropriate metal or glass railing style (NO wood railings).

Front and/or other highly visible columns or posts are to be a minimum 10" x 10" and solid in appearance. Column details are to be consistent with the selected style of home. Columns are to be a minimum panel board and stone (vinyl siding and/or metal cladding on columns is not acceptable). Stepped/tiered columns will be accepted.

## 12 Fencing, Landscape and Other

### 12.1 Fencing

The fence on all Zero Lot Line lots **MUST** enclose the entire backyard resulting in no backyards being open to the alley. All fencing is to be built and painted according to the design established for the community – See Appendix “D” for Fence Details.

Typical Wood Screen fencing is required on all Zero Lot Line lots and is to be stained: **Cloverdale Autumn Sand, color code EX201.**

Ensure all fencing and gates allow the adjacent neighbour’s easement rights to be upheld (i.e. no locked gates etc.). Recommend building the shared easement fence once both homes have been finished if possible.

### 12.2 Landscape

It is the responsibility of the Homeowner to landscape the yard. In the case of corner lots, the front yard shall include the flanking side yard to the sidewalk, curb or boulevard and to the rear corner of the house.

The minimum landscape standard for all Zero Lot Line lots shall be as follows:

Pocket Width	# Deciduous Trees	# Coniferous Trees	# Shrubs
22’ to 24’	1	1	6

**A minimum of one tree must be planted in the front yard.** A maximum of 70% sod shall be used in the front yard. All front yards shall have a prepared shrub bed containing at least 6 shrubs. Shrubs shall be 18" in height or spread.

Materials used such as mulch, rock and wood chip must be natural earth toned colours (i.e. NO whites, reds etc.).

The rear yard of all lots will require a minimum of sod.

A prepared bed is to be defined by landscape edging (metal, vinyl, brick, concrete, etc.) with adequate coverage of plant material and is to contain mulch (rock, wood chip, etc.) for ground cover. In scenarios where the minimum plant material is unable to provide adequate coverage, additional plant material such as ornamental grasses, perennials or additional shrubs are to be placed throughout the bed to break up large areas of mulch (rock or wood). Large areas of rock or wood mulch will not be permitted in the front yard and highly visible rear yards. The minimum deciduous tree shall be 2.5" caliper - measured 6" above ground. Coniferous trees (spruce or pine) must be a minimum 6’ 6” (2 m) height.

If artificial turf is desired, it is to be designed with a distinct prepared shrub bed border between the turf and the property line. The shrub bed shall include adequate coverage of plant material that is in addition to the above minimum requirements. Artificial turf is to contain a minimum weight of no less than 95 ounces per square yard and a minimum blade height of 41mm (i.e. ezLAWN, ezLAWN, Elite, ezLAWN Platinum) are acceptable. The base is to contain a minimum depth of 4” of 20mm road crush (compacted to 90% proctor density) with a sand or crushed limestone (fine) topping. The surface infill is to contain either a Silica sand and/or rubber infill. All artificial turf must be specified by the manufacturer as a pet-friendly product with a minimum 10-year warranty. Homeowners will be required to submit their artificial turf invoice prior to final inspection to verify that the specifications have been met.

In order for a Homeowner to obtain approval for landscaping varying from the Architectural Guidelines, the Homeowner must contact the Builder (whom shall forward the proposed landscape plan to the Design Consultant on the Homeowner’s behalf) and submit a detailed sketch (prepared by a professional Landscape Architect) of the proposed landscape plan. The sketch must include the following:

- Legal land description: Block/Lot/Plan and address
- All materials that will be used in the landscape
- Identify the number, size, variety of **trees** and whether coniferous or deciduous
- Identify the number, size, variety of **shrubs** and whether coniferous or deciduous



Any onsite variations from the landscape requirements must be corrected at the Homeowner's expense. First inspections are at no cost to the Homeowner. Re-inspection fee is \$250.00 + GST per inspection.

All lots are to meet City of Edmonton Zoning Bylaw Landscape requirements and it is the responsibility of the Homeowner to ensure that their landscaping meets these requirements.

All landscaping, including front, rear, side and fencing must be completed, in accordance with the requirements, within twelve months of completion of the house (subject to seasonal limitations). To ensure compliance with the landscaping requirements, a \$2,000.00 security deposit must be paid by the Purchaser, to be refunded by the Builder, upon confirmation of the satisfactory completion of the landscaping.

### 12.3 Address Plaque

A standardized address plaque, as per the detail provided by the Developer, is required for all homes. It shall be placed on the front in a visible location. It is recommended that the Builder show the location of the address plaque on house approval applications. Alternate locations may be accepted at the discretion of the Design Consultant.

### 12.4 Accessory Buildings

The side wall elevations of all ancillary buildings and garden sheds shall not extend more than 6'. Where visible from a public adjacency (i.e. all perimeter lots and corner lots), accessory buildings must be consistent in style, finish and colour, with the house. Roof style and materials are to match the materials used on the roof of the house.

Sheds completed in an alternative plastic composite material will also be permitted in earth toned colours. Sheds containing unfinished wood are strictly prohibited. **Metal sheds are strictly prohibited.**

The following shed styles are acceptable, provided they are complementary to the style of the home:



The following are examples of sheds that will **NOT** be accepted:



**12.5 Interpretation**

The enforcement, administration and interpretation of the Design Guidelines shall be at the discretion of Rohit Land or its Designated Design Consultant. The unfettered application of these Guidelines shall be without notice or precedent.

**13 Siting**

**13.1 Consultant**

The Builder is to consult LotWorks and/or the Developer for all applicable Engineering information, drawings, Architectural Design Guidelines and any special conditions.

**13.2 City Regulations**

The Builder is to ensure that all City of Edmonton bylaws and regulations are met and all relevant plans regarding rights-of-way and utilities are noted.

**13.3 Grading**

The Builder is to check Building Grade Plans and conform to them. Do not grade to existing vacant lots or unfinished lanes, but to elevations provided.

**14 Subdivision Appearance**

**14.1 Signage**

In order to maintain cohesiveness for signage within the subdivision, all signage will be supplied by the Developer (i.e. all model signs, directional signs and general information signs). All Builder signage must be approved by the Developer.

**14.2 Excavation Material**

All Builders must ensure that all excavation is kept within the confines of their lot. Any spillage on a road, land, sidewalk or neighbouring lots must be removed immediately or the Developer will arrange for its removal and invoice for expenses. There is absolutely no onsite disposal.

**14.3 Clean-Up**

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

**14.4 Construction Activity**

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

## 15 Approval Process

Prior to construction and/or applying to the City for a development permit, the Builder is responsible to;

- inspect the lot (concrete, fence, service valve etc.) for existing damage. The Builder must submit a pre-construction lot report (with or without damage) in LotWorks as soon as possible (weather dependent).
- submit the required information described below (see Application Submission Requirements) to the Design Consultant (DC) who shall review the submission for Guideline compliance. The DC, at their sole discretion, reserves the right to accept or reject any submissions. Lot specific acceptance of applications does not constitute a precedent for any subsequent acceptance on any future lots.
- Should disputes arise, the Developer's final decision shall take precedence

The review process does not pre-empt any other required approvals and/or items required by the Developer, the City of Edmonton, and/or any other authorities which may have jurisdiction.

The Builder is solely responsible to ensure the requirements of all applicable laws, regulations, and statutes at the time of submission for review, have been achieved. Any reviews completed do not relieve the Builder/Homeowner from meeting the requirements of the version of the Alberta Building Code in force at the time of construction.

The Developer reserves the right, at its sole and unfettered discretion to at any time amend, modify, alter, or waive any or all terms, conditions, or requirements of the Woodhaven Edgemont Architectural Design Guidelines.

After acceptance, the plans may not be altered without re-submitting the proposed changes for review.

In order for a resident (after transfer of title) to obtain acceptance for any variance to the existing accepted review, the resident must contact their Builder and submit to the Builder, a detailed sketch and/or plan to scale plus identify all materials/style/colours to be used. The Builder is responsible for emailing the proposed changes to the Design Consultant for review (a \$100.00 + GST review fee will be applied). The submission must include the following:

- Legal land description: Lot/Block/Phase, area and address identified
- All proposed information pertaining to the request i.e. materials/style/colours/locations etc. must be identified for i.e. proposed sheds, changes to trees, shrubs, landscaping material etc.
- Detailed sketch and/or plan to scale (landscape or location of variance on the lot).

## 16 Application Submission Requirements

The Builder shall email one home submission per email with all pertinent PDF files attached. **The lot/block/phase and content description must be identified in the subject line of each email** (i.e. Lot 2/20/2c Woodhaven Edgemont change to plot plan). Incomplete submissions will be returned without review.

### 16.1 Completed Architectural Approval Form (attach as a separate PDF)

- Issued by the Developer, the form must indicate all manufacturers, material, style if applicable and correct colour name and number referenced to Cloverdale, General Paints Sherwin Williams, Benjamin Moore or Dulux. Builders must submit a fan deck, paint chip and/or brochure to the Design Consultant if requested for review.

### 16.2 Floor plans, all elevations, section etc. (attach as a separate PDF)

- Scale of 3/16" or 1/4" – 1'0" or metric equivalent for all four elevations (and any angled if applicable), floor plans and sections fully dimensioned, explicit and complete
- Show opening sizes, heights, all exterior finishes & building height envelope

### 16.3 Site plan (attach as a separate PDF)

- Scale 1:200 metric, all elevations in metric geodetic
- Municipal address, Legal description of property and North arrow
- All property lines, designated & dimensioned (property line to curb face etc.)
- Size and location (all setbacks identified) of proposed building(s) in relation to property lines

- Elevation of top of footing, main floor, garage, final grade landscape at front corners, rear corners and sides of house if required
- All cantilevers (floor, bay windows, fireplaces etc.) and other structures
- Abutting streets, avenues, lanes, reserves, etc.
- Easements and utility right-of-ways labelled and dimensioned
- Service boxes, Developer permanent signage, other pre-existing items
- Arrows to indicate drainage directions
- Indicate the drainage slope by a % number at the 4 corners draining towards the respective property lines

## 16.4 Builder Options for Architectural Submission and Change Fee

**Option 1;** Submit as per the Guideline 'Application Submission Requirements' noted above (Builders email Summa; the PDF attachments of the colour form, plot plan and elevations in one email per lot). One additional emailed minor change review if required = n/c. Note: if multiple revisions are required to the original submission, a review fee may be applied to the 2<sup>nd</sup> email of \$100.00 + GST at the sole discretion of the Design Consultant.

**Option 2;** Submit a pre-submission review of preliminary information (i.e. colour form) and once ready for the full submission, email the rest of the required information noted above (DO NOT re-attached previously stamped information unless changes are required and are clearly identified).

**Change fee:** Summa shall charge Builders a \$100.00 + GST extra submission fee for each additional email received for the lot after the 2<sup>nd</sup> submitted (exception noted above in Option 1) email per lot has been reviewed (i.e. 3<sup>rd</sup>, 4<sup>th</sup>, 5<sup>th</sup>... email submitted for the lot will be charged \$100.00 + GST each at Summa's discretion).

17 Appendix "A" – Community and Fencing Map



## 18 Appendix “B” – Style Requirements

All homes must provide a professional representation of one of the styles below. All homes will be reviewed on a lot-by-lot basis and approved at the sole discretion of the Design Consultant.

The main and front porch roof must blend with the style chosen and must not appear to be an ‘added on’ element to the home.

The front entry area must be highlighted.

Chimneys, if required, should have an oversize width massing (from standard box out width).

Window styles, along with the muntin bar configuration, must be compatible with the selected architectural style. Muntins (decorative grills will be reviewed on a lot-by-lot basis) and appropriate window detailing are required on all high visibility elevations (front, rear and flankage). **NO** curved or circular windows will be permitted.

The front entry must include one of: standard front door with a minimum top glass insert, transom, side light(s); or equivalent feature. Standard six-panel door (with no glass insert) will be accepted **ONLY** with a transom or sidelight(s).

Garage door style to be carriage house, barn or heritage (glazing required on all garage doors) Corners of overhead door must be straight (**No** angled corners permitted). Builder shall provide an accurate garage door image on the front elevation.



*Pictures are general examples only. All Guidelines must be strictly adhered to and may not be reflected in the elevation examples.*

### Architectural Styles for Woodhaven Edgemont:

#### Tudor:

Tudor-style homes tend to feature a variety of shapes and angles, side gables, along with a major cross-gable roughly around the middle of the home. Homes are typically 2-storey and traditionally large, even though they are supposed to evoke medieval cottages. The use of decorative half-timbering is common, which means that building timbers are partially exposed, surrounded with a complementary material. Other key features include steeply pitched roof lines, tall narrow doors, vertically orientated windows, and generally a lack of overall elevation symmetry while maintaining a well-balanced, vertical oriented design.

#### Design Features

- Minimum 7:12 roof pitch; suggested minimum 9:12, particularly on front elevation
- Some secondary roof lines may not require a minimum 7:12 roof pitch if appropriate to elevation
- Minimum 12” overhang
- Beam-like elements and/or battens in the gable and/or wall (minimum width of 6”, recommend 8”)
- Textured or panel detailing in gable and/or walls
- Masonry detailing minimum 42” high
- Shadow boards minimum 6” Smartboard or equivalent

- Minimum 8" wall batten detailing (unless 6" is appropriate to elevation) Smartboard or equivalent
- Front porch column (minimum 10" x 10"), stepped/tiered columns allowed
- Taller than wide, vertically orientated windows



*Pictures are general examples only. All Guidelines must be strictly adhered to and may not be reflected in the examples.*

## Craftsman:

Craftsman style homes were an important style until the 1920's. The Craftsman-style home is perfectly suited to cold northern winters where heat retention is important. The traditionally upright, square design and open floor plan centralize heat in the winter, while the broad front porch extending the width of the home offers summer outdoor space. Additionally, Craftsman-style homes incorporate well balanced and horizontally oriented lower-pitched roof lines, gabled roofs, wider eaves where possible, exposed rafters, decorative brackets under eaves, front porches and usually tapered or square columns.

### Design Features

- Minimum 6:12 roof pitch (Bungalows must be a minimum 7:12 pitch to enhance massing)
- Some secondary roof lines may not require a minimum 6:12 roof pitch if appropriate to elevation
- As large an overhang as possible (minimum 12" if required)
- Enhanced porch area with horizontal orientation
- Front porch column (minimum 10" x 10"), stepped/tiered columns allowed
- Shake/shingle, gable and/or wall detailing (vinyl or composite shakes acceptable – **NO** cedar)
- Masonry detailing (minimum 42" high)
- Shadow boards minimum 6" Smartboard or equivalent
- Minimum 6" Smartboard or equivalent window battens and corner boards



*Pictures are general examples. All Guidelines must be strictly adhered to and may not be reflected in elevation examples.*

**Modern Heritage** (recommend submitting for pre-approved)

Modern Heritage homes are intended to provide a modern interpretation of the key features of Tudor or Craftsman styled architecture based on the size, shape, and material used on the home. This style of home offers some flexibility; however, incorporation of architectural elements from either style listed above is required. Features may include use of decorative gables; enhanced columns, battens and/or roof lines; decorative features on eaves as well as embellished entry features.

**Design Features**

- Modern, clean lines applied to the front and high visibility elevations while using elements from the above lists for Tudor or Craftsman
- Style should emphasize overall vertical design detailing **OR** horizontal orientated detailing
- Proportionally pleasing, well-balanced front and high visibility elevations required
- Masonry minimum 42' height
- Overhang to be a minimum 12"



*Pictures are general examples. All Guidelines must be strictly adhered to and may not be reflected in elevation examples*



## 19 Appendix “C” – Approved Colour Selections

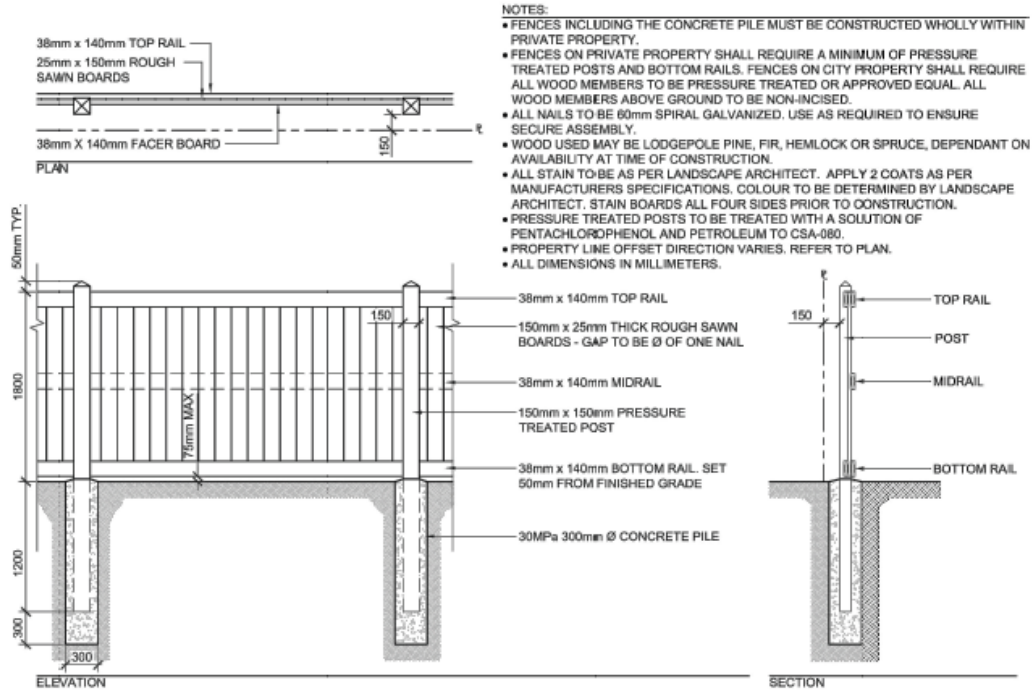
Elements	Colour Selections
Trim, Shadow Boards, Open High Visibility Fascia, Shutters, Window Battens, etc.	<p><b>Colour restrictions</b> for all trim and fascia; no bright, intense or very light yellowish-creams, yellows, orange/rusts, reds, blues, purples or any other similar colours (dark blues, dark greens/grey greens etc. will be considered for approval on a lot-by-lot basis). DC reserves the right to approve or disapprove any colour scheme submitted.</p> <p>Fiber Cement products, Smartboard or Cedar-like elements (<b>NO</b> Real Cedar) in colours compatible with home colours (no aluminum or vinyl).</p>
Non-High Visibility Fascia (covered)	Minimum 8” aluminum acceptable if matching high visibility fascia colour.
Soffit / Rainware	<b>Not Approved;</b> Pinkish White Ivory, Cream, Maize, Wedgwood Blue, Heron Blue, Ivy, Forest Green, Burgundy, as well as restrictions identified under ‘Trim’; or any similar colours. Similar colours will be reviewed on a lot-by-lot basis.
Front Door(s)	Darker, bold colours will be considered on a lot-by-lot basis i.e. dark red, dark gold, dark rust etc.
Garage Door(s)	Noticeably lighter or darker than the siding colour used. Exact colour match to the siding colour and white garage doors are <b>NOT</b> permitted.
Corner Boards	Corner board colours must be same or compatible with wall colour and meet the style requirements; see Appendix “B”.
Vinyl Colours; Gentek	<b>Approved;</b> Dark Drift, Harvest Wheat, Saddle Brown, Espresso, Mountain Arbor, Moonlit Moss, Coastal Blue, Midnight Surf, Windswept Smoke, Venetian Red, Iron Ore (a sample of all new/unmentioned colours must be submitted to the Design Consultant for pre-approval if requested).
Mitten	<b>Approved;</b> Timber Bark, Sapphire Blue, Annapolis Blue, Regatta Blue, Chestnut Brown, Caribou Brown, Sahara Brown, Coffee Bean, Grenadier Green, Aviator Green, Muskoka Green, Olive Green, Rain Forest, Spring Moss, Arizona Tan, Khaki Brown, Richmond Red, Lighthouse Red, Rockaway Grey, Gunmetal Grey, Danish Gold, Eggplant (a sample of all new/unmentioned colours must be submitted to the Design Consultant for pre-approval if requested).
Royal / Monarch	<b>Approved;</b> Ironstone, Granite, Weathered Gray, Premium Storm, Shamrock, Tree Moss, Premium Cypress, Wedgewood Blue, Marine Blue, Heritage Blue, Midnight Surf, Natural Cedar, Olive Wood, Premium Pebble Clay, Bark, Toasted Almond, Walnut, Cocoa, Premium Sable, Redwood (a sample of all new/unmentioned colours must be submitted to the design consultant for pre-approval if requested).
Kaycan	<b>Approved;</b> Brick, Cabot Red, Colonial Red, Mahogany, Pecan, Cabot Brown, Castlemore, Manor, Evergreen, Cabot Blue <b>Not Approved;</b> Ivy Green, Midnight Blue. (new/unmentioned colours must be submitted to the Design Consultant for pre-approval if requested).
James Hardie / Hardie Plank; (or equivalent)	<b>Approved;</b> Cobble Stone, Monterey Taupe, Sandstone Beige, Autumn Tan, Timber Bark, Chestnut Brown, Khaki Brown, Woodstock Brown, Mountain Sage. Iron Gray, Heathered Moss, Boothbay Blue, Evening Blue, Traditional Red, Countrylane Red <b>Not Approved;</b> Arctic White, Sail Cloth, Woodland Cream, Soft Green, Harris Cream, Tuscan Gold, Parkside Pine. / Navajo Beige (approved for trim only). (a sample of all new/unmentioned colours must be submitted to the Design Consultant for pre-approval if requested).

Elements <i>continued</i>	Colour Selections <i>continued</i>
Vinyl Shakes; Nailite (or equivalent)	<p><b>Colours NOT Approved</b> = white, eggshell, linen, blush, light grey, yellow, orange, light-medium rust, blue, red, green; i.e. Forest, Cypress etc., (a sample of any proposed colour if requested by the Design Consultant must be submitted for review if requested).</p>
Masonry – material /style /colour	<p>Masonry style and colour will be considered for approval only if suitable with the architectural style chosen and compatible with the other colours selected for the home. /// No white, beige, cream, light grey, red or very contrasting masonry colour will be accepted (excepting i.e. Rocky Mountain Rundle etc.) /// <b>NO RIVER ROCK</b> The Design Consultant reserves the right to reject any masonry colour / style (a sample of new / unmentioned manufacturers / colours / styles must be submitted to the Design Consultant for pre-approval if requested).</p> <p><b>‘ELDORADO’</b> Approved; <b>RoughCut</b> (Moonlight, Vineyard Trail, Wheatfield, Brunello), <b>Limestone</b> (York, San Marino), <b>Stacked Stone</b> (Dark Rundle, Black River, Pewter, Nantucket, Santa Fe, Alderwood, Castaway, Chapel Hill), <b>Broken Top</b> (Willamette), <b>Mountain Ledge Panels</b> (Silverton, Russet), <b>Bluffstone</b> (La Plata, Mineret, Prescott), Coos Bay, <b>Mountain Ledge</b> (Bitterroot, Mesa Verde, Sierra), <b>Fieldledge</b> (Meseta, Andante, Padova), <b>Hillstone</b> (Lucera, Verona, Bergamo), <b>Rustic Ledge</b> (Sequoia, Saratoga, Saddleback, Clearwater) <b>Shadow Rock</b> (Somerset, Bronze, Teton, Chesapeake, Jasper), <b>Country Rubble</b> (Capri, Palermo), <b>Cliffstone</b> (Banff Springs, Lantana, Mesquite, Ponderosa, Manzanita, Montecito), <b>Cobblestone</b> (Coal Canyon).</p> <p><b>‘CORONADO’</b> approved; <b>Appalachian Fieldstone</b> (Dakota Brown), <b>Canyon Ledge</b> (Cape Cod Grey, Dakota Brown), <b>Country Rubble</b> (Golden Brown, Frontier Blend, Special Brown), <b>Coronado Honey Ledge</b> (Carmel Mountain, Rocky Mountain Rundle, Sioux Falls, Shasta), <b>Eastern Mountain Ledge</b> (Aspen, Carmel Mountain, Dakota Brown, Rundle, English Grey), <b>French Country Villa Stone</b> (Carmel Mountain, Verona), <b>Idaho Drystack</b> (Aspen, Grey Quartzite), <b>Italian Villa Stone</b> (Provo Canyon Gray, Portabella, Verona), <b>Old World Ledge</b> (Summerlin Blend), <b>Quick Stack</b> (Aspen, Coastal Brown, Carmel Mountain), <b>Tuscan Villa Stone</b> (Prairie Moss), <b>Virginia Ledge</b> (Aspen, Hillside, Storm Brown), <b>Weathered Edge</b> (Coal Canyon).</p> <p><b>‘BORAL (Cultured Stone)’</b> approved; <b>Carolina Ledge</b> (Silver Sand, Pewter Gray, Onyx Brown), <b>Cobblefield</b> (San Francisco, Gray), <b>Country Ledge</b> (Platinum, Shale, Honey, Walnut), <b>Dressed Fieldstone</b> (Bucks County), <b>Weather Edge Ledge</b> (Silverado), <b>Southern Ledge</b> (Gray)</p> <p><b>‘PACIFIC ART STONE’</b> Approved Blue Shale, Midnight Stack, Island Sands</p> <p><b>‘TIMBERSTONE’</b> Approved Patterns (Ledge, Stepp Stone, Rustic Ledge, Prostack Lite), <b>Approved Colours</b>, (Black Rundle, Black, Black Creek, Smoke, Slate)</p>
Railings; Front Porch and Rear High Visibility	<p>Front; Metal only to be compatible with home style and chosen colours Rear; Metal with/without glass inserts, <b>NO WOOD</b></p>
Roof Venting Wind Turbines	<p>Must be coloured (as close to matching roof colour as possible). <b>NO Galvanized</b>. Elements must be located on the roof in the least visible spot possible, i.e. away from the street(s)/parks etc.</p>

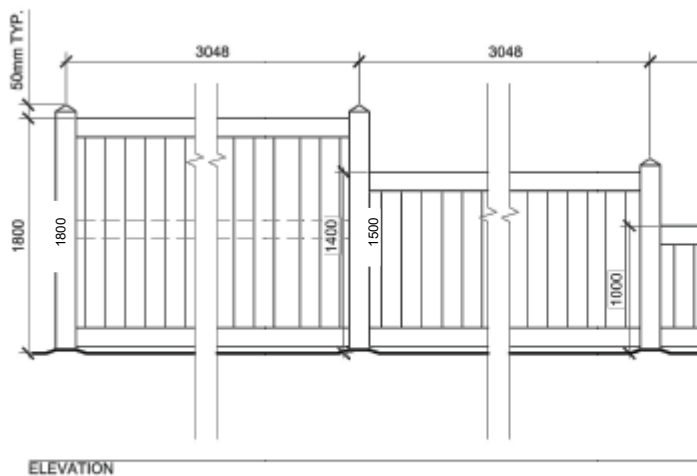
## 20 Appendix “D” – Fence Details

Colour = Cloverdale Autumn Sand, color code EX201

### Standard Wood Screen Fence Detail:



### Step-Down Wood Screen Fence Detail:



**NOTES:**

- REFER TO CONSTRUCTION DETAIL LA405 FOR ALL METHODS AND MATERIALS REGARDING CONSTRUCTION OF WOOD SCREEN FENCING.