



Azur Beaumont

Neighbourhood

ARCHITECTURAL DESIGN GUIDELINES

Stage 2

Single Family Lots (R.P.L. Style)

Includes: Block 7 Lots 1-25 (inclusive)

Front Drive Duplex Lots

Includes: Block 1 Lots 66-71

Townhomes

Includes: Block 2 Lots 1-29

Final: June 7, 2024

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The Community of Azur Beaumont

Azur Beaumont is a master planned community located in the area of Southeast Beaumont.

These design guidelines are developed to guide and detail a vision for this community, with a unifying architectural style and a high standard of appeal and image. This will allow for the development of homes with an architectural style that draws on traditional architectural elements while addressing the needs of living and incorporating modern building materials.

INTRODUCTION

The objective of these architectural guidelines is to ensure the highest standard of visual appeal and image, ensuring compatibility and integration within the community. Outlining the opportunities and constraints of building, these guidelines will assist builders, and home buyers in achieving a positive building experience.

The community and phase plans are presented in Appendix 'A'.

1.0 ARCHITECTURAL THEME

The Architectural Theme of Azur is intended to be an interpretation of blended architectural styles that will create diversity and relaxed styling. Streetscapes will be an eclectic blend of modern/ contemporary and classic /traditional architectural styles.

Encouraging originality and individual expression, style preference will be selected from Arts & Crafts & Craftsman, Farmhouse, Prairie, and Modern/Contemporary Styles.



2.0 MUNICIPAL STANDARDS

Formal standards for development will be those as established in the City of Beaumont Zoning Bylaw. Conformity with these Design Guidelines does not supersede the required approval process of the City of Beaumont.

All relevant utility plans, rights-of-way documents and other plans should be consulted.

3.0 BUILDING MASSING & SITING

3.1 Setbacks/Separation Space

Minimum setbacks for all front, side and rear yards are to conform to those established by the City of Beaumont Zoning Bylaw.

3.2 Siting & Site Coverage

The maximum site coverage will be as per the City of Beaumont Zoning Bylaw.

Homes are to be sited to complement the overall streetscape and ensure compatibility with adjacent lots. The siting of the homes is to reflect the attributes of topography, views, exposure to sunlight and privacy considerations.

3.3 Building Heights & Roof Pitch

The maximum building height is to be in conformance with the City of Beaumont Zoning Bylaw.

The minimum roof pitch is to be 6:12 for any roof on the front elevation facing the street. Bungalows are to have a minimum roof pitch of 7:12.

Alternate roof pitch will be allowed for Prairie and Modern presentations at the discretion of the Consultant. NOTE: Flat Roof style homes will not be allowed.

3.4 House Sizes/Width/Massing

Streetscape

Houses are to have a consistency of mass and volume within the streetscape. As such, house widths and sizes must relate proportionately and logically to the lot width and neighbouring homes. Individual homes will be reviewed on their own merits of design, massing, proportion and compatibility. Massing, style and setback may be adjusted on a lot-to-lot basis, to enhance the streetscape. Entranceways will be covered at the first level.

Front Drive – Rear Detached Garage: The minimum house width must be within 2'-0" of the recommended building pocket. The minimum entry width will be 5'-0".

Duplex: The minimum house width must be maximized to the recommended building pocket. House width is to relate proportionally and logically to the lot width, building envelope and neighbouring homes.

Townhome: RPL – Townhome – Rear Lane Access. The minimum house width must be maximized to the building pocket.

3.5 Site Planning and Grading

Site planning and grading must accommodate the natural slope of the land and 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.

Front entry steps are to be a maximum of 4 risers per set. Where the grade calls for 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 4 risers per set, the step will be a minimum of 4' wide with appropriate railing style.

3.6 Repetition

The same elevation shall be separated by 2 lots on the same side of the street (XOAX) and will not be permitted directly across the street. This may be altered at the Developer's discretion if it can be shown that the two elevations in question are located so as not to be visible together from any angle.

While similar house plans and elevations are inevitable, it is possible to vary the design by changing exterior elements. If it is felt that the adjacent houses are too similar, the Developer will request the applicant to make design changes. Repetitive elevational treatments will be monitored.

| Semi Detached Lots/Townhome | Single Detached Lots |
|---|--|
| Identical elevations will be permitted on adjacent lots for semi-detached units & townhome lots. The rear elevation of all units will incorporate roof lines and detailing to effectively break up the facade and add visual interest. It is recommended to alternate the exterior theme of each block units to help differentiate the streetscape. | Similar or identical front elevations may not be duplicated within two lots or directly across the street, (XOAX) unless significant changes have been made to the house style, roof pitch and exterior materials to the satisfaction of the Architectural Consultant. It is recommended that the same or similar model should have at least one lot between proposed homes to provide a varied streetscape. |

4.0 BUILDING MATERIALS

4.1 Roof Materials/Overhangs

The roof material colours are to be selected from the following:

- IKO - Cambridge Series, in Weathered Wood or Dual Black.
- BP - Mystique 42, in Stonewood or Shadow Black; and
- GAF - Timberline HDZ, in Weathered Wood or Charcoal Blend.

Additional colours and Manufacturers as approved by the Designated Consultant.

Roof overhangs are to be proportionate to the design and style of the home.

Review attached Interpreted Architectural Styles for Reference.

4.2 Chimneys

All chimney flues (when used) must be boxed in with a corbelled chase in the same finish as the main body of the home.

4.3 Exterior Finishes

The primary wall material is to be vinyl siding or composite siding (hardiboard, smartboard, etc.) or approved equivalent.

Stucco may be used as a primary wall material in some instances, but it is subject to review by the Architectural consultant. It may also be used as a secondary material (accents Ex).

Secondary wall materials may consist of cedar shakes, composite or high-quality vinyl shakes, smart panels, hardi panels or board and batten detailing.

Broad expanses of siding on the front elevation are to be minimized through the use of trim details, masonry, columns, etc.

Masonry is required. Acceptable masonry materials include cultured stone, authentic stone or brick. For Duplex and Rear Detached Single Family style homes a minimum of 80 sq ft of brick or stonework will be required for each unit. In addition, the verandahs and/or porch must be enclosed to grade and accented with brick or stone, (i.e., Column detailed with brick or stone). Lattice will not be permitted; pre-cast steps will not require stone cladding. Risers must be closed back. Brick or stonework is to be complementary to the main body colour of the home.

All front entry steps must be concrete. Alternative composite wood steps may be allowed on Duplex product.

All exposed wood (including PWF) (when used) must be stained out to match the wall colour or trim colour.

Masonry must be detailed in areas that reflect structural elements. The design of masonry features should "ground" the home and look like a structural element. All masonry must wrap at least 2'-0" around all corners with trim/column detailing.

4.4 Exposed Concrete Walls/Meters

No higher than 1'-0" of concrete walls are to be exposed above grade on front and corner elevations. Remaining elevations may utilize a maximum 2'-0" of parged concrete walls. Variance to these requirements will be reviewed at the consultant's discretion if not exposed to view.

Electrical and gas meters are to be on rear or side elevations to minimize visibility.

5.0 ARCHITECTURAL DETAILS

5.1 Elevations/Detailing

Some examples of Architectural elements that emulate the styles are as follows:

- front porches.
- simple and substantial columns (min. 10" x 10").
- exposed rafter tails.
- masonry skirting.
- masonry bases on columns; and
- bold and simple triangular knee braces supporting roof structures.

5.2 Trim, Soffits & Fascia

Modern trim materials used in a traditional manner will assist the homes to appear timeless. Trim detailing will be required on all front, flanking and rear elevations and other visible elevations as identified in Section 6.2 (High Visibility) of these Design Guidelines.

Some examples of trim are as follows:

- trim material is to be wood, composite material (i.e., Smartboard), metal clad or an approved equivalent. The use of Smart-board material is strongly encouraged in order to avoid large expanses of vinyl on trim details and gable ends.
- window trim on side elevations do not have to match the profile of the front and rear elevation but as a minimum should be 4" wide on all four sides of the window.
- shadow boards or cornices, if incorporated in the design, must be used in all open gable ends where the wall meets the soffit on every elevation.
- corner trim is to be a minimum width of 4", but 6" width is encouraged.
- trim profiles must project beyond the wall material they are designed within. When a composite material trim is used on a stone wall, the trim must be built out at least ½" above the stone.
- open gables on the front and other highly visible elevations should be constructed with a composite material.
- fascia are to be prefinished aluminum and are to be a minimum height of 8"; and
- rainware should be limited on exposed elevations - downspouts should be installed on side and rear elevations of homes only. On lots backing onto the stormwater management facility, all downspouts are to be directed to the front of the lot and not to the rear. All rainware is to be prefinished and match trim colour.

5.3 Front Entrances

Front entrances are to create an impression of quality through the incorporation of raised panel doors. All entry doors are encouraged to incorporate glazing, sidelights or transom windows. Fanlight or sunburst windows are not acceptable.

The incorporation of canopies, porticos and porches are highly encouraged.

All front entrance doors are to be painted in a contrasting deep/vibrant colour or painted to match the trim colour. If doors are wood, they should be stained to match or contrast with the trim colour.

5.4 Windows

Windows on all front and corner elevations require decorative treatment such as muntins. Muntin bars are to be of solid materials.

5.5 Accessories

Front porches and rear decks should have railings in a style to match the architectural theme. Acceptable railing materials include (depending on architectural style) metal; wood; metal and glass (acceptable on rear elevation only); and composite materials. Deck posts are to be a minimum of 8" square for all high visibility lots.

Light fixtures shall complement the architectural style of the home.

House numbers are to be a minimum of 6" high and are to be located on the front garage elevation or at the front entry door.

5.6 Colours

Contrasting siding and trim colours are mandatory. Matching fascia and siding will not be permitted.

Colours will be approved on an individual basis. Colours will not be duplicated on adjacent lots or directly across the street. **The use of a third accent colour is required. This colour may typically be used on the front door or may be used in combination of trim elements for the home.** Darker colour palettes and earth tones will dominate the streetscape.

The Developer will not permit the predominance of one colour within any portion of the area.

5.7 Sidewalks, Driveways & Stairs

Driveways are to be concrete with broomed finish at minimum. Stamped coloured concrete in earth tone colours or exposed aggregate finish will also be approved and is highly encouraged. Borders of stamped coloured concrete or exposed aggregate will also be approved. Brick unit pavers or asphalt are not acceptable materials.

Driveways are not to exceed the width of the garage. Additional driveway width may be allowed at the discretion of the Developer.

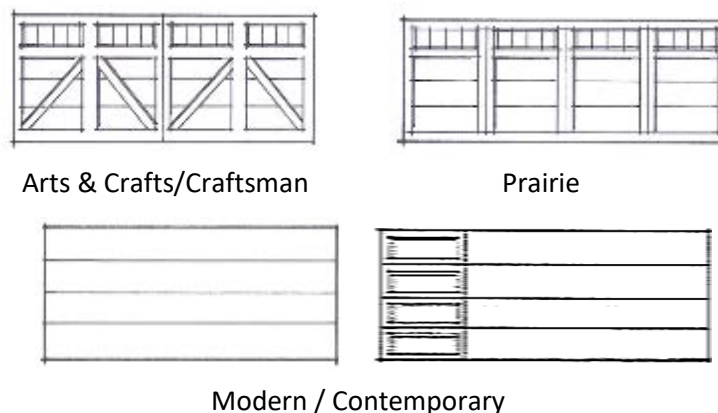
Front walks are to consist of the same materials as the main part of the driveway and are to be poured at the same time as the driveway. Front walks are to be a minimum of 3'-0" in width. Sidewalk concrete stones, blocks or brick unit pavers are not permitted.

Poured in place and pre-cast concrete steps are permitted and are to match the driveway and sidewalk leading to the home. If the driveway is exposed aggregate, the step and walkway are to match. The use of exposed aggregate or coloured concrete is encouraged. Variances to sidewalk material are subject to review and approval by Developer.

5.8 Garages

All single-family houses (Front Drive - Single Detached) are to have a 2-car front drive attached garage at minimum. The garage should be designed to integrate with and enhance the massing of the house.

All garage doors to have raised panel detailing. Glazing in the garage doors is encouraged, but not mandatory. "Sunburst" style glazing is not permitted. The door may be metal, wood or wood composite and is to match the main body colour or the trim or accent colours of the home.



Garages are to be sited on the lot in conformity with the approved Subdivision Garage Location Plan.

5.9 Ancillary Buildings &/or Garden Sheds

Where such structures are visible from public adjacencies, (perimeter lots, corner lots and lots designated high visibility) exterior finish style and colour shall complement the house. Roof style and materials are to match the materials used on the house.

5.10 Custom Address Plaques

Each house must use the pre determined custom address plaque designed specifically for the neighbourhood. Builders must contact the developer for the details.

6.0 LOTS WITH ADDITIONAL DESIGN CONSIDERATIONS

6.1 Corner Lots

Corner lots that side onto a street or open space will require additional treatment. The flanking and rear elevations should be well articulated with various architectural elements appropriate to the overall design of the house. Such elements may include side sloping roof details, box outs, chimneys and fully detailed windows, shadow bands, belly boards, porch or verandas that wrap around from the front of the house and continue to the side and rear of the home.

All cantilevers, box outs, etc., on visible elevations must include their own roofing and overhang.

6.2 High Visibility Lots

All Lots in this stage are designated high visibility.

Rear elevations that are visible will require an extra level of detail and incorporate detailing similar to the front elevation and overall design.

Decks for all high visibility lots are to be completed prior to inspection.

7.0 LOT GRADING/PLOT PLANS

Lot grading is to be consistent with the approved Subdivision Grading Plan, not to existing vacant lot or unfinished lanes. The costs of obtaining proper grading and drainage are the responsibility of the Builder and/or Purchaser.

All plot plans are to be prepared by the Designated Surveyor. The staking of the home is to be jointly carried out by the Builder and the Designated Surveyor. Plot plans must include the following:

- scale 1:300 metric.
- north arrow.
- municipal address.
- legal description of property.
- all property lines, designated and dimensioned.
- size and location of proposed building(s) dimensioned to property lines, existing building and other structure where applicable.
- all cantilevers (including floor, bay windows, fireplaces, eaves, etc.).

- abutting streets, avenues, reserves, etc. Easements and utility right-of-way labeled and dimensioned, accurately figured, explicit and complete.
- spot elevations around building and drainage directional; and
- dimensions from property line to sidewalk and face of curbs.

8.0 LANDSCAPING (FRONT YARD ONLY) / FENCING

8.1 Trees/Sod

High quality landscaping such as perennial plantings, trees, feature gardens, etc., is encouraged. It is the responsibility of the Homeowner to landscape the front 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 lots shall consist of sod, one tree and a prepared shrub bed containing at least six shrubs. Mulch is not an acceptable substitute for sod. Mulch is only acceptable with adequate coverage of plant materials.

Deciduous trees shall be a minimum of 2" calliper, measured 6" above ground. Coniferous trees (spruce or pine) are to be a minimum 18" in height or spread.

Landscaping must be completed within six (6) months of completion of the house (subject only to seasonal limitations).

8.2 Landscape Inspection and Approval

Upon completion of landscaping, the Builder shall call for inspection by the Developer's Consultant. If upon inspection the Developer's Consultant determines that the landscaping has not been satisfactorily complied with, there will be a charge of \$150.00 for all re-inspections required.

8.3 Retaining Walls

Retaining walls should be limited to a maximum exposed height of 0.9 m (3'-0"). Retaining walls higher than this may require engineer review and should be designed in a stepped fashion to reduce the visual impact of the wall. All retaining walls are to be constructed to complement the exterior building finishes and blend with the landscape. Timber retaining walls are not acceptable. Any retaining walls are the responsibility of the Builder and/or purchaser and are to be constructed completely within private property lines.

8.4 Fencing

All wood screen fencing must be consistent in design and colour with the fencing style established for the subdivision. See Appendix 'B' for fencing details.

The maintenance of all fences is the responsibility of the homeowner.

9.0 SUBDIVISION APPEARANCE

9.1 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. The only signage to be

supplied by the Builders Group will be on lots owned or sold by that Builder. Excessive use of signage, including sandwich boards may necessitate removal of ALL Builder's and Realtor's signs.

9.2 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 lot must be removed immediately or the Developer will arrange for its removal and invoice for expenses.

The disposal of all excess material is at builder's expense and coordination.

9.3 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 mandatory. Any general clean-up of the subdivision implemented by the Developer can and will be charged pro-rata to all builders.

9.4 Recreation Equipment & Commercial Vehicles

Recreation vehicles shall not be parked or stored on any property.

Commercial vehicles in excess of ¾ ton shall not be parked or stored on any property.

9.5 Inspection of Improvements

Each Builder is responsible for inspecting the condition of curbs, sidewalks, streetlights, services, etc. on his lot and must submit written notice of any damages to the Developer within 30 days of possession date prior to commencing construction, otherwise costs for repairing any damages becomes the sole responsibility of the Purchaser.

9.6 Appearance During Construction

The Purchaser and/or Builder is required to keep their lot clean and orderly during construction. There will be no burning of garbage. Purchasers and/or Builders found negligent will be back charged for clean-up carried out by the Developer.

10.0 INTERPRETATION

The enforcement, administration and interpretation of these guidelines shall be at the discretion of Carrington or its designated consultant. The unfettered application of these guidelines shall be without notice or precedent.

Homes will be reviewed on their individual merits of design, massing, proportion and compatibility, and where the Architectural Consultant considers the plan to be exceptional, and provided that the house conforms with the general trend of the neighbourhood, exceptions may be considered.

11.0 APPROVAL PROCESS

At possession, the Purchaser inspects the lot and all services. All discrepancies or damages shall be reported in writing, to the Developer, as set out in item 9.0.

11.1 Submissions

All submissions for architectural approval will be submitted online through the StreetscapePLUS Lot Management System. Access to StreetscapePLUS is available by invitation only and every user on the system must belong to a builder group. If your builder group is already set up, then you are ready to request access. If you don't yet have a builder group- then you can contact us directly to have one set up and request the orientation package.

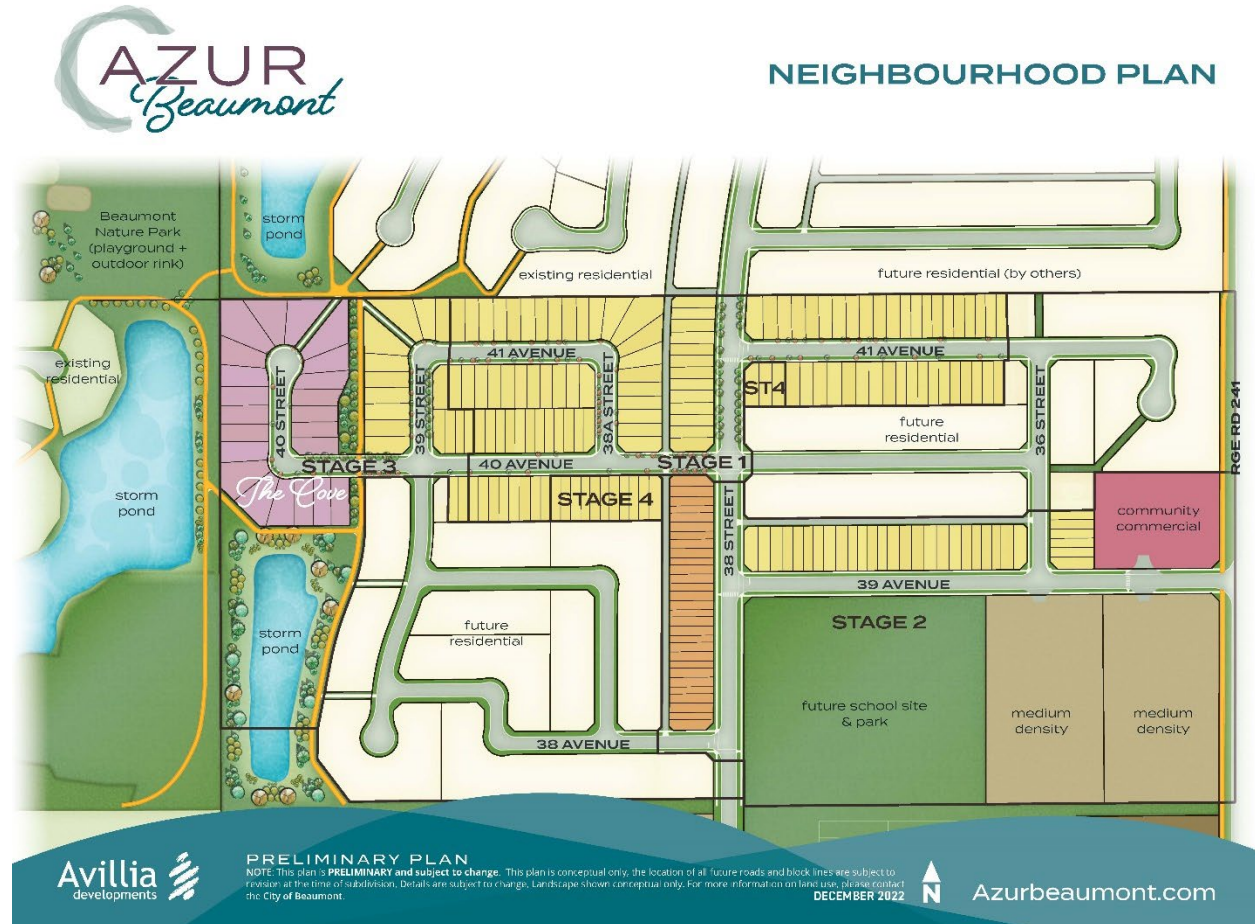
An application must be submitted to the designated consultant through the StreetscapePLUS system as follows:

- a) One complete set of house plans: $\frac{1}{4}"$ or $\frac{3}{16}" = 1"$
- b) A copy of the Plot Plan, prepared by Pals Surveys, 1:300,
Showing lot house grades and drainage pattern, floor and garage elevations; and
- c) One completed application form
- d) Material and colour samples as required.

Any changes by the builder from approved plans must be submitted to the Developer or its Designated Design Consultant and approved in writing. Incomplete applications cannot be processed. An application is deemed to be received on the date that it is submitted on the StreetscapePLUS platform.

For further information on how to submit for architectural approval, please visit the following webpage to download DPF instructions: <https://support.streetscapeplus.com/support/home>

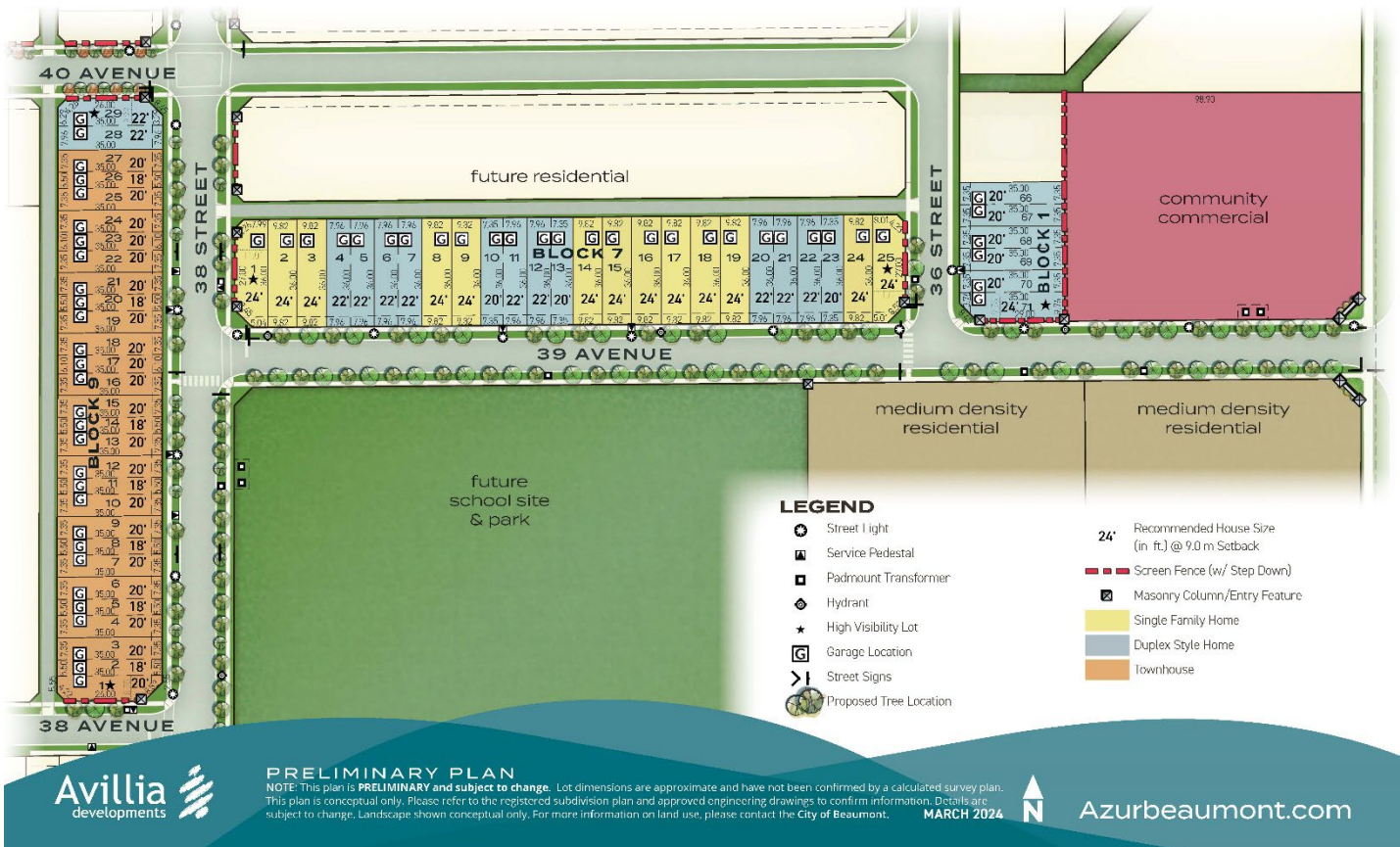
APPENDIX 'A' - Neighbourhood Plan



APPENDIX 'B' – Azur Beaumont Stage 2



STAGE 2



APPENDIX 'C' – Fencing Details

TO BE ATTACHED when Completed

APPENDIX 'D' – Approved Colour Selections

The following are the approved main wall colours for Hardie Plank (by James Hardie) and Premium Siding (Mitten, Royal, Gentek, Kaycan).

Hardie Plank (by James Hardie)

- Khaki Brown
- Woodstock Brown
- Monterey Taupe
- Mountain Sage
- Chestnut Brown
- Iron Grey
- Evening Blue
- Grey Slate
- Night Grey
- Deep Ocean
- Rich Espresso
- Aged Pewter
- Mountain Sage
- Boothbay Blue
- Timberbark

Premium Siding

Royal

- Walnut
- Natural Cedar
- Granite
- Shamrock
- Ironstone
- Cocoa
- Midnight Surf
- Wedgewood
- Weathered Grey
- Marine Blue
- Bark
- Toasted Almond
- Storm
- Urban Bronze
- Rockside
- Heritage Blue

Mitten

- Khaki Brown
- Rockaway Grey
- Muskoka Green
- Grenadier Green
- Aviator Green
- Caribou Brown
- Chestnut Brown
- Yukon Grey
- Huron Blue
- Spring Moss
- Regatta Blue
- Sapphire Blue
- Annapolis Blue
- Timber Bark
- Gunmetal Grey
- Eggplant
- Coffee Brown

Gentek

- Dark Drift
- Saddle Brown
- Moonlit Moss
- Windswept Smoke
- Midnight Surf
- Espresso
- Iron Ore
- Mountain Arbor
- Kaycan:***
- Mahogany
- Pecan
- Castlemore
- Cabot Brown
- Manor
- Evergreen
- Boulder Gray
- Urban Blue

Dark Non-Premium Siding

Mitten

- Brownstone
- Sage
- Stratus
- Cypress
- Royal:***
- Harvard Slate
- Brownstone
- Pebble Clay
- Cypress

Gentek

- Pebble
- Storm
- Sage
- Juniper Grove
- Kaycan:***
- Khaki
- Stonecrest

Blue and Purple (eggplant) tones will be carefully reviewed and monitored to ensure compatibility with the design style and other homes.

APPENDIX 'E' – Detailed Style Guide

Modern / Contemporary Suburban

DESIGN STATEMENT

The Modern classic style allows for unique non-traditional forms with heavy emphasis on modern detailing. Key design features that define this style:

- Inward facing shed roof.
- Wood or metal panel detailing.
- Simple / modern details.
- Masonry applied as panel detail.
- Mix of vertical and horizontal oriented windows.
- Pergola (wood or metal) front entrance.
- Bold coloured doors.
- Flat garage door with vertical or horizontal glazing.

OVERALL BUILDING MASSING

Homes are to be designed to represent a simple massing design. Roof slopes are to be 4/12 to 5/12 with 1'-6" roof overhangs. However, 2' overhangs are highly encouraged.

ROOF STYLES

Modern classic homes will require a hip style roof with a combination of either a flat or shed roof. A single lower sloped shed roof is highly encouraged. Shed roof lines are to face inwards to minimize exposed wall height on side elevations. Side shed or rear shed rooflines on the garage will not be permitted. Flat roofs over the garage in conjunction with a balcony would be acceptable.

DEFINING DETAILS

Homes are defined with modern features that include metal or wood panel with large thick windows that extend into the shed roof. A horizontal accent wall or "fin" wall may be introduced.

EXTERIOR CLADDING

May be finished in horizontal siding, Hardie plank siding, brick/stone.

STONE OR BRICK PROFILES

Stone and brick are applied in a panel effect or as a substantial accent. When applied as an accent the top edge is finished with a soldier course or heavy step trim.

COLOURS

Colours suited for the modern classic include mid to deep earth tones accented by tonal or low contrasting trims.



ENTRANCE TREATMENT

Flat roof, pergolas or shed roofs are a common feature for verandah. Entry doors are simple and bold usually with frosted glazing.

Prairie / Prairie Modern

DESIGN STATEMENT

The Prairie Modern style allows for simplified, horizontal forms with some modern details. Key design features that define this style:

- No gables or trims.
- Simple / modern details.
- Masonry applied to garage.
- Horizontal oriented windows.
- Projected secondary wall material.
- Full stone or panel columns.
- Entry doors with modern glazing.

OVERALL BUILDING MASSING

Homes are to emphasize horizontal proportions. Roof slopes are to be low, 4/12 - 5/12 with wide overhangs – generally 18" soffits.

ROOF STYLES

Characterized by a simple hip or cottage style roof. No gables permitted. A flat roof may be introduced on a verandah for the front entryway or the garage.

DEFINING DETAILS

Homes are designated to reflect horizontal lines. Horizontal accents or vertical "fin" wall is a common detail of this style. A secondary wall material must be applied as a "block" feature and must project from the main wall material.

STONE OR BRICK PROFILES

Brick is the most desired material for this style, however clean cut non-rustic stone profiles would also be acceptable to use. Masonry is typically applied in a "block" feature.

EXTERIOR CLADDING

To be finished in Horizontal siding or Hardie plank siding with secondary wall material(s). Common secondary wall materials include Hardie panel, wood siding and secondary siding colour. The use of a third wood wall material will be considered for this style.

COLOURS

Colours suited to the Prairie Modern style are mid to dark earth tones with tonal trims.



ENTRANCE TREATMENT

The entry is typically defined by a flat panel door with modern glazing. Flat roof, pergolas or cottage roofs are a common feature for the verandah. Columns are typically finished in either stone or a panel material.

Traditional Craftsman

DESIGN STATEMENT

The Craftsman classic style allows for traditional forms with heavy emphasize on stylistic detailing. Key design features that define this style:

- Front facing gable.
- Shakes or board & batten.
- Louvres, brackets or shutters.
- Shed or Hip style verandah roof.
- Masonry applied at half height of garage wall height.
- Top half checkered grilled windows.
- Crossed braced garage door with checkered glazing.

OVERALL BUILDING MASSING

Homes are to be designed to represent a simple massing design. Roof slopes are to be 4/12 to 5/12 with 1'-6" roof overhangs. However, 2' overhangs are highly encouraged.

ROOF STYLES

Modern classic homes will require a hip style roof with a combination of either a flat or shed roof. A single lower sloped shed roof is highly encouraged. Shed roof lines are to face inwards to minimize exposed wall height on side elevations. Side shed or rear shed rooflines on the garage will not be permitted. Flat roofs over the garage in conjunction with a balcony would be acceptable.

DEFINING DETAILS

Homes are defined with modern features that include metal or wood panel with large thick windows that extend into the shed roof. A horizontal accent wall or "fin" wall may be introduced.

EXTERIOR CLADDING

May be finished in horizontal siding, Hardie plank siding, brick/stone.

STONE OR BRICK PROFILES

Stone and brick are applied in a panel effect or as a substantial accent. When applied as an accent the top edge is finished with a soldier course or heavy step trim.

COLOURS



Colours suited for the modern classic include mid to deep earth tones accented by tonal or low contrasting trims.

ENTRANCE TREATMENT

Flat roof, pergolas or shed roofs are a common feature for verandah. Entry doors are simple and bold usually with frosted glazing.



Farmhouse / West Coast – Modern Interpretations

DESIGN STATEMENT

The Farmhouse style allows for simplified forms with some traditional details.

Key design features that define this style:

- 2-3 open gables.
- Simple details with thin trims around openings.
- Large, separated windows.
- Horizontal siding not predominant in viewable locations.
- Wood columns or brackets.
- Entry doors contain traditional glazing.
- Tone-on-tone or low contrasting colour palette.

OVERALL BUILDING MASSING

Homes are to emphasize vertical proportions. Steep Pitch gable rooflines, Min 7/12 dormers and/or low pitched secondary shed roof lines with 12" overhands. Large porches and grounded verandah spaces

ROOF STYLES

Characterized by front facing gables with a forward-facing shed style garage roof. A flat roof may be introduced as an accent.

DEFINING DETAILS

Homes are to be designed with a simple consistent detailing and a strong vertical presentation. Accent trims (when used) are to be 4" and to match the adjacent wall colour or window frame colour. Wood columns or wood brackets are highly encouraged.

STONE OR BRICK PROFILES

Brick or stone is a requirement for this style and applied to provide overall grounding of the home. Masonry is not permitted on the second floor.



EXTERIOR CLADDING

The main wall material is recommended to be a vertical board & batten material in 1 colour. Other vertical materials may be considered at the discretion of the design consultant. Premium secondary wall materials include composite or metal wood tone materials, composite panels and board & batten. Secondary wall materials must be applied as a “block” feature and vertical applications are preferred.

COLOURS

Main wall colours suited to the Traditional Farmhouse are mid to dark earth tones with tonal or matching secondary features. Lighter tones may be considered as a “block” feature with returns to adjacent wall materials. White and Linen siding colours will be reviewed for acceptance based on streetscape review.

ENTRANCE TREATMENT

The entry is typically defined by a traditional style door. Simple shed roofs are a common feature for the verandah or entryway.