

IRVINE CREEK

ARCHITECTURAL DESIGN GUIDELINES

Phase 1

November 2022

Front Drive Single Family Lots

Includes:

Block 1 Lots 1 - 24

Block 2 Lots 1 - 27

Block 3 Lots 2 - 13

Block 4 Lots 1 - 31

Block 5 Lot 1

Block 6 Lot 1

DIRECTORY

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The Community of Irvine Creek

Irvine Creek is a master planned community located in the area of the County of Leduc.

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 Irvine Creek 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 Heritage, Arts & Crafts, Craftsman, Prairie, Modern Styles and modern interpretations of Traditional Styles.



2.0 MUNICIPAL STANDARDS

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

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 County of Leduc.

3.2 Siting & Site Coverage

The maximum site coverage will be as per the County of Leduc 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 County of Leduc Zoning Bylaw.

The minimum roof pitch is to be 6:12 for any roof on the front elevation facing the street.

Alternate roof pitch will be allowed for Prairie and Modern presentations at the discretion of the Consultant. NOTE: Flat Roof style homes may be considered at the discretion of the Consultant.

3.4 House Sizes/Width/Massing

Streetscape

Houses are to have a consistency of mass and volume within the streetscape. House width is to relate proportionally and logically to the lot width, building envelope 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.

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 and/or Consultant will request the applicant to make design changes. Repetitive elevational treatments will be monitored.

Single Detached Lots

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 30, in Weatheredwood or Dual Black;
- BP - Mystique 42, in Stonewood or Shadow Black; and
- GAF - Timberline 30, in Weatheredwood or Charcoal Blend.

Alternate colours / suppliers will be considered for review.

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

4.2 Chimneys

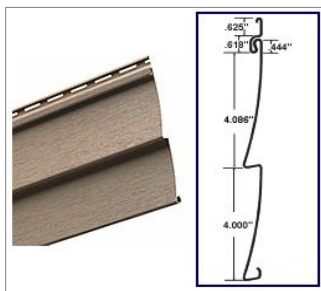
All chimneys flues (when used) must be boxed in with a corbelled chase in the same finish as the main body of the home.

4.3 Exterior Finishes

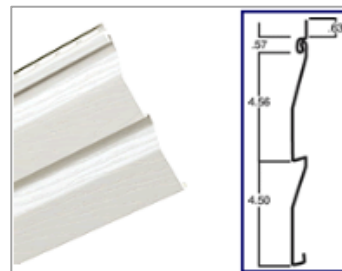
The primary wall material is to be vinyl siding or composite siding (hardiboard, smartboard, etc.) or approved equivalent.

Vinyl siding in traditional profile (no dutch lap or clapboard) in Premium Selection colours

Acceptable Profile:



Not Acceptable Profile



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 is to be minimized through the use of trim details, masonry, columns, etc.

Masonry is required. A minimum of 100 sq. ft. is required. Acceptable masonry materials include cultured stone, authentic stone or brick. Masonry with trim detailing are to be incorporated on the front of the home and garage elevation and at the front entrance area (typical column detail).

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.

Plans will be reviewed for acceptance without or reduced masonry application where the home has received additional detailing to the satisfaction of the Architectural Consultant.

Examples of additional detailing would be vinyl or wood shakes carried lower than gable end and wrapped at sides, or, shake finish at exposed gables with additional shakes elsewhere on the front elevation. Alternatively, Angle brackets and/or decorative gable trim installed with layered finishes of board and batten and/or additional shakes. Additional examples will be available from the Consultant.

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"); Note: 8"x 8" will be allowed on narrow entry plans.
- 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.

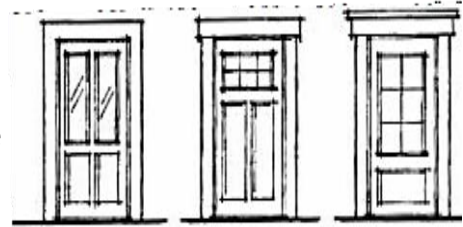
Some examples of trim are as follows:

- 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 exposed 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 3", but 4"-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 is 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.



Entranceways will be covered at a level that encloses and protects the space at the first level or a height proportionate to the design. Two storey pillared entries will not be permitted.

Front entry doors are to be a design compatible with the house style and to contain glazing or a sidelight in lieu of door glazing. Standard metal raised panel doors are not permitted. Fanlight or sunburst door glazing is not permitted. Sidelights are highly encouraged.

Where columns or posts are used on the front or highly visible elevations, they are to be of substantial form and solid in appearance. Columns and posts should include suitable step details at top and bottom. Round and fluted columns are not suitable.

Vinyl siding on columns is not acceptable. All columns are recommended to be clad with panel board and are required to match wall or trim colours. Stone is acceptable at the base of column. Full height masonry columns will be acceptable.

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.

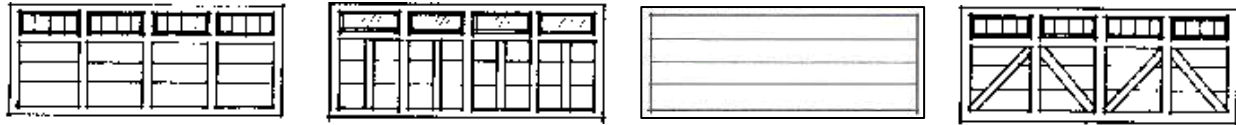
Poured in place and pre-cast concrete steps are recommended and are to match the driveway and sidewalk leading to the home. If the driveway is exposed aggregate, the step and walkway are to match. The use of exposed aggregate or coloured concrete is encouraged. Variances to sidewalk material are subject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

Where front steps are built with P.W.F. material the risers must be closed-in and all vertical faces must be stained out to match the trim or wall colour.

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.

Garage overhead doors must be compatible with the selected house style. The use of glass panels in overhead doors is recommended for all lots with front attached garages. The style of glass panels must be as shown and the use of Stockton or Heritage doors with glass panels is highly encouraged. Sunburst or other glazing patterns will not be permitted. Custom Carriage doors will be allowed if appropriate to the design of the home. At a minimum all garage doors shall be a raised panel design.



A maximum of 18" must be maintained between overhead 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. Corners of overhead door must be straight. Angled corners will not be permitted.

Overhead doors will be painted to blend with the exterior and enhance the presentation of the home. Typically, the garage door colour will match the main wall colour. Alternate colours to match the trim or accent will be reviewed for acceptance.

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.

The side wall elevations of all ancillary buildings and garden sheds shall not extend higher 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 and sheds containing unfinished wood are strictly prohibited.

Accessory buildings on lots designated high visibility must be a minimum of three (3) metres from the rear fence line.

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

High Visibility Lots are as designated on the marketing map.

Rear and side elevations that are high visibility 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 labelled 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

Landscaping must be in a healthy state to pass final inspection. When the landscaping has been completed by the Builder, responsibility for the healthy condition of such landscaping is a matter to be addressed between the Builder and the Homeowner. If the landscaping failed inspection, it will be the Builders responsibility to ensure compliance prior to re-inspection.

When the landscaping is provided by the Builder, it is strongly recommended the Builder secure a small deposit from the homeowner, to ensure the landscaping is maintained in a healthy state.

8.1 Front Yard Minimum Requirements

It is the responsibility of the homeowner or builder (Refer to Paragraph 8.2 to determine whom) 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 objective of the landscape requirements is to achieve greenery.

The minimum landscape standard for all lots shall consist of:

- Sod in the front yard to the front corner of house and/or garage.
- One tree – Coniferous trees (smaller varieties such as weeping spruce, mugo pine, lodgepole pine, etc.) are the preference, minimum size 5' height (or spread if mugo pine). Deciduous tree size minimum 2" caliper.

These landscaping requirements are as per the County of Leduc Bylaw and may exceed the Developer's requirements.

Deciduous trees shall be a minimum 2" caliper, measured 6" above ground. Coniferous trees (spruce or pine) are to be a minimum 18" in height or spread. (Columnar shrubs are now allowed).

Landscaping must be completed within twelve (12) months of completion of the house (subject to seasonal limitations).

8.2 Landscape Deposit

The Landscape Deposit will be paid to ensure, inter alia, compliance with these guidelines.

- a)
- b)
- c) \$2,500.00 for each Lot purchased pursuant to the Lot Purchase and Sale Agreement; or
- d) If the Purchaser forms part of the Vendor's builder group (which determination is to be made by the Vendor in its sole discretion), the sum of \$1,500.00 for each Lot which sum will be paid to the Purchaser (builder) by each homeowner as set out in the Standard Terms of Conditions.

The Landscape Deposit will be held and dealt with in accordance with the Standard Terms and Conditions.

Upon completion of landscaping, the builder shall call for inspection by the Vendor's Consultant. Upon approval of the landscaping requirements herein and satisfaction of other terms relating to the Landscape Deposit, subject to deductions made, the Vendor will refund the Landscape Deposit to the Purchaser, or if the Landscape Deposit is collected by the Purchaser from its homeowner, the Vendor will authorize the Purchaser to release the Landscape Deposit.

When a re-inspection is required, the bottom portion of the original report must be signed and dated by the builder, to confirm deficiencies have been rectified, prior to submission to the Architectural Consultant. The developer provides a final inspection and a single re-inspection if required. If additional inspections are requested, a charge will be incurred by the builder, in the amount of \$250.00 (two hundred fifty dollars) plus GST, payable to Windward Landtec Inc. at time of the request.

Completion of fencing is not a requisite to the final inspection, however if fencing is in place at time of final inspection it will be assessed for compliance with the guideline standard for the neighbourhood. Non-compliance will be treated as a deficiency, affecting the refund of landscaping deposit.

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.

9.0 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.

10.0 SUBDIVISION APPEARANCE

10.1 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.

10.2 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.

10.3 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.

10.4 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.

10.5 Lot Inspection Report

Each Builder is responsible for inspecting the condition of curbs, sidewalks, street lights, 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. The Lot Inspection Report can be found in Schedule C. This report is to be completed and filed within the Lot Works System.

11.0 INTERPRETATION

The enforcement, administration and interpretation of these guidelines shall be at the discretion of MLC 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.

12.0 APPROVAL PROCESS

Prior to application the Builder has inspected the lot and all services. All discrepancies or damage are to be reported via the LotWorks website to the Developer.

Before applying to the County of Leduc for a development permit, the Applicant shall submit an application for approval via the LotWorks website. This application shall include the following:

- one complete set of house plans at ¼" or 3/16" = 1";
- two copies of the plot plan, prepared by the designated surveyor at 1:300, showing lot and house grades and drainage pattern and floor and garage elevations;
- completed application form; and
- material and colour samples, as required.

Incomplete submissions may be returned without review. The plans will be reviewed and approval, modification, or rejection of the application will be recommended based on the adherence of the plans to these design guidelines within five (5) days of receipt.

Should disputes arise, the Developer shall make the final decision on the acceptability of plans. Once approved, a copy of the application indicating any changes will be sent to the Applicant. After approval, the plans may not be altered without prior written approval of the Developer. The Developer will keep an up-to-date record of plans via the LotWorks website showing house types, colour, roof lines and grades.

No stakeout will proceed until architectural approval is granted. If final architectural approvals are pending only for the final colour selections then conditional approval and stakeout will be granted while the final colour selections are finalized.

13.0 SECURITY DEPOSIT

The Security Deposit will be paid to the Vendor to ensure, inter alia, completion of these guidelines, including:

- a) Confirmation that there is no contravention of the architectural requirements in these guidelines; and
- b) To verify that no damage has been made to the improvements and additional damage to curb stop – water valve, sidewalks, curbs and gutters, driveway aprons and asphalt, boulevard landscaping and trees, rear gutters and walkways, light standards, fire hydrants, cathodic protection points, grading and drainage swales, and fencing.

The amount of the Security Deposit will be:

- a) \$7,500 for each Lot purchased pursuant to the Lot Purchase and Sale Agreement; or
- b) If the Purchaser forms part of the Vendor's builder group (which determination is to be made by the Vendor in its sole discretion) the sum of \$5,000.00 for all of the Lots purchased in the applicable Subdivision Stage.

13.1 Security Deposit Return Procedure

Upon completion of construction, site works, and landscaping, a final inspection will be completed by the Vendor or the Vendor's Consultant to ensure compliance with the Standard Terms and Conditions of which these guidelines form part.

Prior to such inspection, the following items must be completed:

- The as built single family dwelling(s) on the Lands have been built in accordance with the Design Guidelines in accordance with the plans approved by the Vendor pursuant to paragraph 27 thereof;

- The Purchaser has otherwise complied with the Design Guidelines and the Vendor is satisfied that any and all damages to the Improvements (as defined in Schedule "C" hereof) have been rectified and paid for by the Purchaser;
- The Purchaser has otherwise fulfilled all of its obligations under the Lot Purchase and Sale Agreement; and
- The Vendor has obtained a Final Acceptance Certificate from the County respecting the Subdivision.

To initiate a final inspection, the Purchaser must forward to the Vendor or the Vendor's Consultant a request form accompanied by the approved grading certificate provided by the County.

The Vendor or the Vendor's Consultant will perform pre-Final Acceptance Certificate ("FAC") (as such term is used by the County) inspection and final FAC inspection to identify damages to the Improvements and other items referred to in paragraph xx of these guidelines. In accordance with the warranty period set forth by the County (it will be 2 years from installation before this inspection will occur).

If the Vendor determines that such damages are the responsibility of the Purchaser or its homeowners, the damages will be repaired or rectified by the Vendor at its option and the cost of same will be deducted from the Security Deposit. If the cost of repair or rectification exceeds the amount of the Security Deposit, the Purchaser shall be liable for any and all additional costs as more particularly detailed in the Standard Terms and Conditions.

The Purchaser acknowledges that the Security Deposit will not be repaid to the Purchaser until the Vendor has obtained the FAC Certificate from the County. The Purchaser acknowledges that FAC approval will take at least two (2) years from the date of the installation of the Vendor's Improvements.

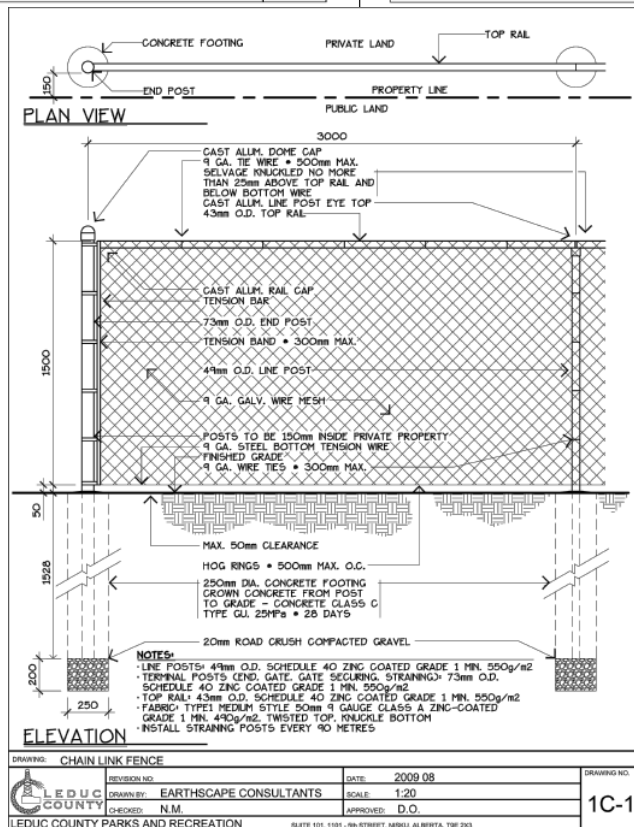
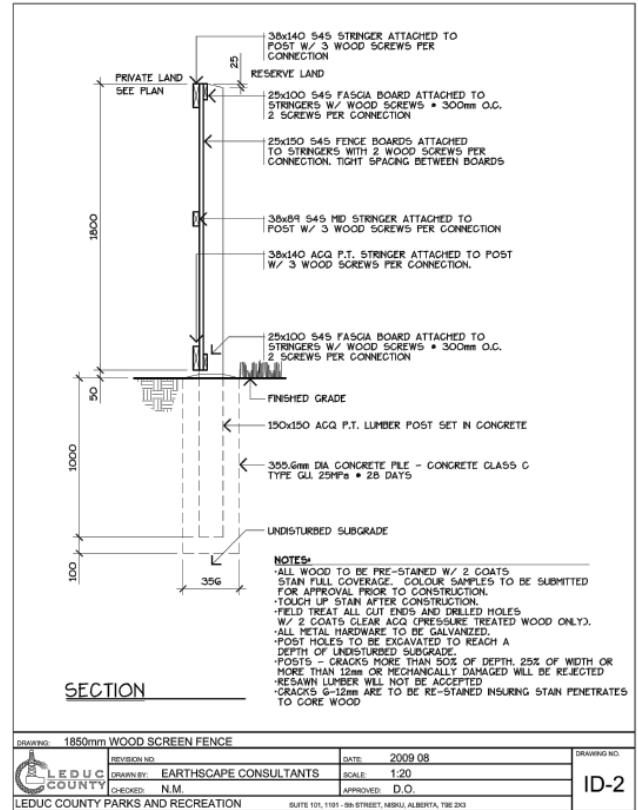
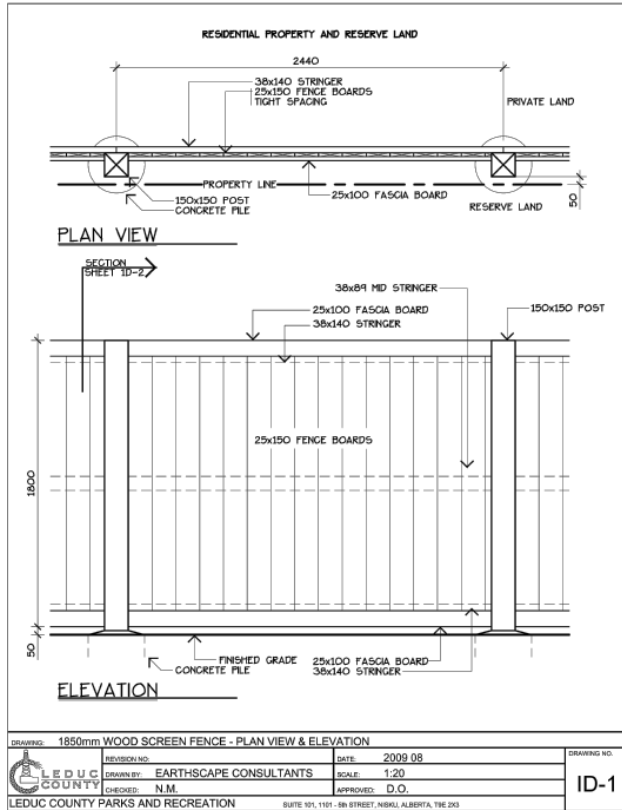
It is the responsibility of the Purchaser to ensure that the Improvements are maintained until FAC is issued by the County and until such time as the Security Deposit is returnable to the Purchaser as aforesaid.

APPENDIX 'A' - Lot Plan



APPENDIX 'B' - Fencing Details

Fence Stain Color: Monterey Grey by Cloverdale



Irvine Creek

LOT INSPECTION REPORT

This Lot Inspection Report is to be completed within 30 days from possession.
Inspection to be completed through the LotWorks Website.

Date of Inspection _____

Subdivision _____

Builder/Purchaser _____

Lot _____

Block _____

Plan _____

INSPECTION OF MUNICIPAL IMPROVEMENTS

Sidewalk _____

Curb _____

Water Service Valve _____

Swale _____

Boulevard Landscaping _____

Light Standard/Communication Pedestal _____

Comments _____

APPENDIX 'D' - Siding Colours
(or similar)



Stratus Brownstone Cypress Eggplant	Chestnut Brown Coffee Bean Caribou Brown Richmond Red	Khaki Brown Annapolis Blue Rockaway Grey Muskoka Green Indigo	Grenader Green Aviator Green Rain Forest Spring Moss	Sahara Brown Venetian Gold Arizona Tan Canyon Brown
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Harvard Slate Pebble Clay Cypress Heritage Blue	Midnight Surf Granite Walnut Natural Cedar	Shamrock Highland Cedar Red Cedar Meadow Green	Ironstone Wedgewood Redwood Cocoa	Rustic Red Olivewood Flagstone
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APPENDIX 'E' - Architectural Styles

CRAFTSMAN STYLE / ARTS & CRAFTS STYLE

Design Statement

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

- Front facing gable;
- Shakes or board & batten;
- Louvres, brackets or shutters;
- Masonry applied at half height of garage door or wall height;
- Top half checkered gridded 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 5/12 to 7/12 with 12" roof overhangs. However, 18" overhangs are highly encouraged.

Roof Styles

Craftsman homes will require a hip or gable style roof with a combination of front facing gable. Flat roofs over the garage in conjunction with a balcony containing a covered column verandah would be acceptable.



Defining Details

Homes are defined with features that include shakes or board and batten with traditional shutters and bracket detailing.

Exterior Cladding

May be finished in vinyl siding, Hardie plank siding, smooth stucco, brick/stone.

Stone or Brick Profiles

Stone and brick are applied in postage stamp 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 craftsman include mid to deep earth tones accented by mid to low contrasting trims.

Entrance Treatment

Hip style roofs or gable roofs are a common feature for verandah. Entry doors are simple and bold usually with checkered glazing.

HERITAGE STYLE

Design Statement

The Heritage style allows for traditional forms with a modern interpretation of detailing. Key design features that defines this style:

- Multiple gables;
- Masonry applied as panel detail;
- Top third simple grilled windows;
- Hip style or gable verandah roof;
- Vertical siding or panel board are common secondary wall materials;
- Entry door contains glazing with modern grill designs.

Overall Building Massing

All model types are included with an emphasis on grounded proportions where the eye is drawn to the street level. Roof slopes are to be moderate at 7/12. Roof overhangs are minimum 12" at moderate pitch.

Roof Styles

Permitted roof styles include hip or side to side and front to back gable. Front facing gables are clad in vertical siding or panel board and are defined by shadow bands at the eaves.

Defining Details

Windows have a vertical orientation and may include rectangular or elliptical transoms. Grills are installed in the entire pane or upper third. Heavy wood surrounds frame on all openings.



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.

Exterior Cladding

May be finished in brick/stone, siding or stucco. A combination of finishes is commonly used. Hardi Plank siding is preferred.

Colours

Colours suited to the Heritage style include deep earth tones accented by contrasting heavy trims.

Defining Details and Entrance Treatment

Glass lights in traditional styling are commonly included at the overhead door. Entry doors are simple and often include square glass panes. Style definition borrows heavily from the Craftsman style with shutters and gable braces.



PRAIRIE STYLE

Design Statement

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

- No gables;
- Masonry applied as panel detail;
- Horizontal oriented windows;
- Horizontal panel and trim banding;
- Flat panel door with vertical or horizontal glazing.

Overall Building Massing

The footprint is often L shaped. Roof slopes are to be low, 5/12—6/12 with wide overhangs — generally 18"—24" deep soffits.

Roof Styles

Characterized by a simple hip or cottage style roof. A flat roof may be introduced on a verandah for the front in conjunction with a balcony, would be acceptable.

Defining Details

Homes are to be designed to reflect a horizontal presentation. Horizontal band below the soffits and thick top and bottom trims on windows are typical details.

Stone or Brick Profiles

Brick is the most desired material for this style however stone is acceptable to use. Masonry is to be applied in panel effect. Brick is smooth, often applied with a rock face soldier course to emphasize the horizontal.

Exterior Cladding

To be finished in Horizontal siding or Hardie Plank siding coordinated with Hardie panel applied to emphasize the horizontal presentation. The use of stucco will also be permitted with thick horizontal trim detailing.

Colours

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

Entrance Treatment

The entry is typically defined by a flat panel door with recessed side lights. Cottage roofs are a common feature for the verandah.



MODERN / CONTEMPORARY SUBURBAN

Overall Building Massing

Bungalow and 2 storey models are permitted. Roofs may be moderate to high pitch, dominating the facade. Roof overhangs are wide on moderate pitch roofs and shallow on high pitch roofs. The contemporary style follows much of the traditional form and detail. In Irvine Creek the style will borrow from the California and Prairie styles with simple elegant lines rather than the colliding geometric shapes characteristic of the post modern style.

Roof Styles

Permitted roof styles include cottage and gables, side to side and front to back combinations.

Window Styles and Placements

A large number of windows in unusual shapes and placements are typical. Trims are simple and definite rather than ornamental.

Stone or Brick Profiles

Brick in a tone on tone application or tyndal/ledgestone in a contrast are well suited. Brick/stone is applied in a substantial panel effect, often with a contrasting soldier course or molding to accentuate the horizontal.

Exterior Cladding

A variety of finish materials are suitable.

Colors

Colors, as finishes, are natural and subtle. The flamboyant colors and bold detailing of the postmodern style are not appropriate.

Defining Details and Entrance Treatments

Detailing is simple rather than ornamental. Definition is often achieved by weight and difference in planes. Cut lines may also be used. Entries are generally recessed and enclosed at the first level.

