



Architectural Design Guidelines

Stage 4

Semi Estate / Executive Lots

Block 1 Lots 40 - 55

Block 5 Lots 17 - 21

September 2024

Contents

DIRECTORY	2
1.0 OBJECTIVE	3
2.0 CONCEPT	3
3.0 INTERPRETATION	3
4.0 HOUSING DESIGN.....	3
4.1 House Size.....	4
4.2 Repetition	4
4.3 Corner Lots.....	4
4.4 High Visibility Lots.....	4
4.5 Site Planning and Grading	4
5.0 EXTERIOR FINISHES	5
5.1 Facade Design.....	5
5.2 Facade Elements	5
5.3 Windows.....	6
5.4 Parging.....	7
5.5 Exterior Colours.....	7
5.6 Roofing.....	8
5.7 Garage/Driveway.....	8
5.8 House Address Identification.....	9
6.0 LANDSCAPING / FENCING / OTHER.....	9
6.1 Landscaping Requirements	9
6.2 Fencing	10
6.3 Accessory Buildings.....	10
6.4 Downspouts	10
6.5 Dog Runs.....	10
7.0 SITING.....	10
7.1 Consultant	10
7.2 City Regulations	10
7.3 Grading.....	10
7.4 Plot Plans.....	10
8.0 SUBDIVISION APPEARANCE	11
8.1 Signage.....	11
8.2 Excavation Material.....	11
8.3 Clean-Up.....	11
LOT INSPECTION REPORT	11
10.0 APPROVAL PROCESS	12
SECURITY DEPOSIT.....	12
12.0 INSPECTION APPROVAL PROCEDURE.....	13
13.0 SECURITY DEPOSIT RETURN.....	13
APPENDIX A	14
APPENDIX B.....	15
APPENDIX C.....	16
APPENDIX D.....	17
APPENDIX E.....	18

DIRECTORY

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1.0 OBJECTIVE

These Architectural Guidelines have been compiled to assist you in building in the Spruce Grove subdivision of Fenwyck.

2.0 CONCEPT

The Architectural Guidelines are designed to provide visual control for the building massing, siting, style and colour, and to obtain the best possible streetscape appearance. Alternate exterior treatments may be requested to reinforce the streetscape. Emphasis will concentrate on creating a strong "Curb Appeal" to each house through attention to detail on the front elevation. Minimum landscaping requirements for the front yard will be enforced to ensure a mature streetscape for the neighbourhood.

3.0 INTERPRETATION

The Architectural Design Guidelines are a guide, and the Developer and its designated Consultant make no warranties or representations regarding the accuracy or completeness of these guidelines. Builders shall be fully and solely responsible for ensuring that all designs meet the guidelines and conform to the appropriate building codes. The guidelines may be altered, amended, or varied by the Developer at its sole and absolute discretion. Should any questions or disputes result from individual concerns, the Developer's decision will be final.

4.0 HOUSING DESIGN

Because of the wide variety and individual tastes in house types in any development, care must be taken to incorporate these unique values into our development, giving special attention to each house's relationship with neighbouring properties.

To achieve the highest possible standard of visual appeal, architectural detailing and continuity will be required in all houses. The natural landscape provides the perfect setting for Contemporary Modern, Farmhouse Modern, and Prairie Modern themed houses. The design vision for Fenwyck represents a contemporary modern aesthetic. This is achieved by using materials, colours and forms that create a sense of modern urban living in a unique suburban environment. The contemporary vision for the individual house facades will be achieved through simple forms, well-proportioned elements, and controlled use of materials and colours.



Prairie Modern



Contemporary Modern



Farmhouse Modern



4.1 House Size

Houses are to have a consistency of volume within the streetscape. As such, house widths and sizes must relate proportionately and logically to the lot width and neighbouring houses. The minimum house width shall be within 2' of building pocket.

Minimum entry width will be 5' and may be reduced to 4' as noted for building and construction allowances.

Homes incorporating a garage offset of more than 2' will be specifically reviewed for suitability.

Triple garage homes may be included on any lot within a minimum pocket of 34" subject to City of Spruce Grove bylaws.

4.2 Repetition

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 houses to provide a varied streetscape.

4.3 Corner Lots

Houses on corner lots require special design consideration. Flanking side and the rear elevations should carry details consistent with the front elevation, and avoid large expanses of blank wall space. House should have roof lines predominately sloped towards both streets and wrap to carry the detail to the rear of the house. Bungalows and side splits are recommended on corner lots however, all model types will be considered within the foregoing criteria.

4.4 High Visibility Lots

The rear elevation of houses on perimeter lots will require wall openings of a number and size appropriate to the area of wall surface, roof lines and suitable overhangs at cantilevers, boxouts and bay windows. In addition, roof lines and decks will be required to prevent a three-story presence. An element of detail is to be included on these elevations to match the front elevation and overall design.

4.5 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 builder shall be responsible for the design and construction of such retaining structures and must ensure design grades and lot drainage is not compromised.

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

5.0 EXTERIOR FINISHES

5.1 Facade Design

Objectives

- To ensure the houses are modern in esthetic and form by using modern design features and materials, and excluding traditional elements and decoration.
- To utilize traditional and modern material in non-traditional, creative applications.
- To create a well-defined and balanced, inviting front facade that connects the house to the surrounding landscape and interface.
- To create an inviting entrance by utilizing the front step material and form to complement the overall facade and front door arrangement.

Controls

- Each house must have a visible front entry that faces the street.
- Houses on corner lots must incorporate the design guidelines to both faces of the facade that front each street, and the rear elevation will also require detailing and trim to match.
- At minimum, each dwelling must incorporate one Primary Design Feature and one Secondary Design Feature into the design of each facade or building face deemed highly visible by the Architectural Consultant.

5.2 Facade Elements

Primary and Secondary Design Features

Objectives

- To promote a variety of design features to add visual interest and functionality to each house such as entry canopies and pergolas, front step to planter interface, feature screens, sun shades, house address identification, exterior light fixtures and similar visual interest items that may be approved by the Architectural Consultant.

Controls

- Creative front steps that enhance the overall design of the front facade will be encouraged.
- Alternate Primary Design and Secondary Design Features not listed here may be approved at the discretion of the Architectural Consultant.
- Each dwelling should include one primary and one secondary design feature as listed below.

Primary Design Feature

- Central Feature
- Entry Feature
- Wing Wall (Modern Suburban) or Garage Feature (Prairie Modern)
- Projected Panel "hood" detail (Farmhouse Modern)

Secondary Design Feature
Prairie Modern

- Central Background Feature
- Entry Planter
- Dropped Soffit Feature
- Horizontal Banding Feature

Modern Suburban

- Framing Accent
- Screening Feature
- Entry Planter
- Street side Deck
- Background Accent Feature

Farmhouse Modern

- Simple Modern Details
- Masonry Applied as a Panel Detail
- Wood Panel Applied as a “block” feature

Additional Notes

- Precast front steps must be of exposed aggregate finish (minimum front face). Wood steps will not be permitted.
- All materials used to construct design features must be complementary in colour and form to the overall design of the front facade.
- Ornamentation must be contemporary in design and complement the house. No historical styles or details will be permitted e.g. (decorative columns, animal ornaments, intricate mouldings etc.)

5.3 Windows

Objectives

- To allow for a variety of creative window design that fits within the Modern Suburban, Prairie Modern and Farmhouse Modern design themes.
- To encourage well-proportioned window placement to enhance the overall facade design.
- To achieve a high level of street interface by utilizing interesting window design.

Controls

- Traditional muntin and mullion arrangements throughout the entire window panel will not be permitted for the Modern Contemporary or Prairie Modern design themes.

They will only be permitted to the top third of the window. Full window muntin and mullion arrangements will be permitted on Farmhouse Modern designs.

- Window frames must be complimentary in colour to the overall selected design theme of Contemporary Modern, Prairie Modern, and Farmhouse Modern. Black or Grey windows are recommended for the Contemporary Modern style. White windows are acceptable when paired with a high contrast exterior and subject to architectural consultant approval.
- The architectural consultant may approve a window design or colour not listed within these guidelines.

5.4 Parging

- Maximum height of parging on side and back elevations shall be 2' 0" above grade and 1' 0" above grade at the front of the house.

5.5 Exterior Colours

Objectives

- To promote a controlled variety of colours that complement each house and fit within the context of the block and the neighbourhood.

Controls

- Overly bright or fluorescent colours are not permitted.
- Pastel colours are not permitted.
- Premium colour selections are required – alternatives will be considered at the discretion of the architectural design consultant. Note: White & Linen are not considered premium colours.
- Colours will not be duplicated on adjacent lots or lots directly across.
- Facade - Maximum 75% of any one colour, secondary colour maximum 20%
- The use of a third accent colour is required – maximum 5% of facade.
- Front facade will be limited to 4 colours.
- Percentages are a guideline only. Alternative arrangements may be considered subject to the Design Consultants Approval.
- The front facade will be limited to 4 colours.
- All colour schemes must be approved by the Architectural Design Consultant.
- Exterior colour schemes will be reviewed on a lot by lot basis. The Architectural Design Consultant reserves the right to approve or disapprove any colour scheme.

5.6 Roofing

Objectives

- To encourage simple, functional and well-proportioned roof lines that are well suited to the house and which enhance the overall design of the facade.
- To create an interesting and unique development by encouraging a range of contemporary roof lines within the streetscape.

Controls

- The Modern Contemporary design permits barreled or simulated barreled roof lines.
- The Prairie Modern theme roof design is limited to a hip or cottage roof throughout the design.
- Flat roofs will be accepted.
- All visible roof pitches must be 3:12 to 5:12 for both Prairie Modern and Modern Contemporary.
- Farmhouse Modern will require a roof pitch of 7/12 to 8/12 or greater.
- Roof eave overhangs must be a minimum of 24" for Prairie Modern and must be a minimum of 18" for Contemporary Modern and 0'-12" for Farmhouse Modern. It is recommended where possible to provide a larger overhang to meet the style.
- Roofs must utilize one of the materials and approved colours as listed in the attached Roofing Appendix.
- Terra cotta and clay tile roofs are not permitted.
- Domes, Turrets, or spires are not permitted.
- All eaves, soffits, and fascia must be a minimum of 8" and complement the roof and the overall façade of the house.
- Fascia and soffit must be prefinished metal or Hardi/smart board. Soffit may be sealed wood or pre-finished metal.
- Chimneys and flues must be contained within a corbelled chase and finished in a style consistent the house.
- Other roof pitches/designs may be considered should they meet the intent of the style, subject to the Architectural Design Consultant's approval.

5.7 Garage/Driveway

Driveways are to be located in accordance with the approved location plan. Attached double front garages are required. Triple car garages are required on lot pockets in excess of 36 feet.

Garage doors are recommended to be upgraded designer style to represent the proposed theme. The door must be the same colour as the siding or alternatively may match the trim colour if appropriate to the style. The maximum distance between the top of the garage door and garage eave line should not be more than 18". Where the design exceeds this requirement the use of additional architectural detailing to reduce the impact is required.

Gable ends will require appropriate detailing to soften the visual impact accordingly. The use of glass panels in garage doors is recommended. Sunburst or other patterns will not be allowed. Corners of overhead door must be straight. Angled corners will not be permitted. Driveways are to be plain concrete, exposed aggregate or stamped concrete.

The front garage should not exceed 70% of the total width of the lots. Exceeding this width ratio will require additional articulation at the garage and/or entryway to address massing.

The driveway is not to exceed the width of the garage to the garage front where the width may then flare to include a walkway to the front of the home or to the rear yard. A wider driveway may be considered if it can be demonstrated that it does not compromise drainage and does not detract from the streetscape and landscaping standards.

5.8 House Address Identification

A standardized address plaque is required for all homes in the subdivision. The developer will design the address plaques and will provide directions for the Builders to order the plaques for each home. Address plaques are to be paid for and installed by the Builder. Installation of the address plaque forms are part of the final acceptance requirement.

6.0 LANDSCAPING / FENCING / OTHER

6.1 Landscaping Requirements

Environmentally friendly landscaping that minimizes water use and fertilization requirements is recommended. It is encouraged to implement yard designs that incorporate features such as rain gardens to utilize rain water; and native or drought tolerant plants that minimize the need to extra watering or fertilizing.

Modern style landscape plans are highly encouraged to complement the architectural theme. One interpretation of this modern style may be the installation of low maintenance, low water use landscaping in the front yard, and the use of hard surface landscaping rather than sod. Houses utilizing this low maintenance design will require the planting of additional trees and extensive shrubbery, to visually soften the hard surface and achieve greenery. The minimum tree and shrub requirement must be maintained and generally must be increased to offset the hard landscaping elements. All low maintenance landscape designs require the submission of detailed plans for approval prior to construction.

At minimum, the landscape design must include a MINIMUM of ONE TREE and a prepared shrub bed containing at least 6 shrubs, and FULL SOD ON FRONT YARD TO THE BACK OF WALK OR THE BACK OF CURB AT ROAD (if no walk). The trees shall be at least 4.5 cm (2") caliper for deciduous trees and at least 2 m (6 ft.) in height for evergreen trees. Shrubs shall be a minimum of 18" in height or spread. A prepared bed is defined by edging (brick, concrete, etc.) with wood chip mulch or ground cover. Native grasses may be considered for groundcover in the planting beds, but detailed plans must be submitted prior to construction.

All landscaping must be completed, in accordance with the requirements, within 12 months of occupancy. Extensions may be considered and are at the sole discretion of the Developer.

Completion of the landscaping forms part of the final acceptance requirements.

6.2 Fencing

Fencing shall match the design and colour of the styles established for the neighbourhood. Wood screen fencing matching the design standard included in Appendix B is required between lots (side yard fencing). Decorative fencing is also allowed, should it match colour of the area requirements.

6.3 Accessory Buildings

The side wall elevations of all ancillary buildings and garden sheds shall not extend higher than adjacent fencing. Where visible from public view (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. The setback and location of accessory buildings must be in conformance to the City of Spruce Grove Land Use Bylaw.

6.4 Downspouts

Must be directed away from the house to the streets or the rear drainage structures. Storm water must not be directed onto adjacent lots.

6.5 Dog Runs

Dog runs and other enclosures must be properly screened and otherwise hidden from view by prescribed wood fencing.

7.0 SITING

7.1 Consultant

Check with the Architectural Consultant for all applicable drawings, and any special conditions.

7.2 City Regulations

Ensure that city regulations are met and note relevant plans regarding utilities and rights of way.

7.3 Grading

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

7.4 Plot Plans

Plot plans and stakeout must be carried out by the designated surveyor only. 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 buildings(s) dimensioned to property lines, existing

buildings and other structures 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 directions.
- Dimensions from property line to sidewalk and face of curbs.

8.0 SUBDIVISION APPEARANCE

8.1 Signage

All signage will be supplied by the Developer, ie: directional signs and general information signs. The only signage to be supplied by the Builders will be on lots owned or sold by that Builder. Excessive abuse of signage, including sandwich boards, may be removed at the Developer's discretion and the Builder's expense.

8.2 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 neighboring lot must be removed immediately or the Developer will arrange for its removal at the Builder's expense.

8.3 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 and use of waste management 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.

9.0 LOT INSPECTION REPORT

The Builder will be responsible for damages to infrastructure servicing and amenities on and surrounding the lot. Accordingly, each Builder shall inspect the condition of curbs, sidewalks, street lights, services, etc. on their lot and must submit written notice of any damages to the Developer withing 14 days of taking possession of the lot, otherwise costs for repairing any damages become the sole responsibility of the Builder. The inspection should include the following items;

- Curb stop – water valve
- Asphalt, sidewalks, curbs and gutters
- Boulevard landscaping/trees
- Rear gutter and walkways
- Servicing boxes
- Light standards
- Fire hydrants
- Cathodic protection points
- Grading and drainage swales

- Fencing
- Entrance Features

If no damage report is received by the Developer within the time specified above, any damages assessed to the lot will be charged to the Builder.

10.0 ARCHITECTURAL APPROVAL PROCESS

10.1 Submissions

All submissions for architectural approval will be submitted online through the Streetscape Lot Management System. Access to Streetscape 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 the developer directly to have one set up and request the orientation package.

An application must be submitted to the designated consultant via Streetscape as follows:

- a) One complete set of house plans: 1/4" or 3/16" = 1"
- b) A copy of the Plot plan, prepared by the designated surveyor, 1:300, Showing lot house grades and drainage pattern, floor and garage elevations; and
- c) 1 completed application form.
- d) Material and colour samples as required.

Any changes by the builder from approved plans must be submitted via Streetscape to the Architectural 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 Streetscape 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>

No stakeout will be granted until approved by Architectural Consultant.

11.0 SECURITY DEPOSIT

A security deposit or Letter of Credit will be paid to the Developer prior to possession of the lot and in accordance with the lot purchase contract. The deposit will be retained by the developer, without interest, to cover any deficiencies or infractions relating to architectural adherence, landscaping adherence and subdivision damages.

The security deposit can be applied to, but not limited to, the following:

- Non-conformance of architectural objectives, including landscaping.
- Damages to:
 - Curb stop – water valve
 - Asphalt, sidewalks, curbs and gutters
 - Boulevard landscaping and trees

- Rear gutters and walkways
- Light standards
- Fire hydrants
- Cathodic protection points
- Grading and drainage swales
- Entry features
- Fencing

12.0 INSPECTION APPROVAL PROCEDURE

The Builder is responsible for notifying the Architectural Consultant via Streetscape that the house is complete and ready for inspection. To initiate an inspection and return of the security deposit the following must be completed:

- Exterior completed in accordance with these guidelines and as approved by the Architectural Consultant.
- Landscaping completed in accordance with these guidelines
- Rough or Final Grade Certificate and Municipal approval of same.
- Water Valve exposed and marked.
- Sidewalks, street, lane, gutters and curbs cleaned.
- **Applications made to the Architectural Consultant by the Builder via Streetscape**

Once the final inspection is complete, a report will be posted to the lot record for view by the Developer and the Builder. Any deficiencies must be corrected and the re-inspected. If the inspection repeatedly fails and more than one re-inspection is required, the inspection fees will be the responsibility of the builder.

Streetscape video on submitting an inspection request:

https://www.youtube.com/watch?v=Bwl7FfzrBfk&list=PLbnvNRpcS_QvInGu7Ad6Emp8sQf_KLO08&index=65

13.0 SECURITY DEPOSIT RETURN

Security deposits will only be released to the person(s) listed on the Purchase Sale Agreement.

Security deposits will not be returned until both the Inspection by Windward Landtec Inc. has passed and Final Acceptance Certificate (FAC) from the municipality is granted to the Developer. Typically, FAC is granted by the municipality 2 years after the installation of asphalt within the subdivision area.

Prior to FAC of all municipal services by the municipality, an inspection is conducted. Any damages to improvements listed in Section 11.0 caused by third parties will be noted and repaired at the cost of the property owner, unless otherwise noted on the required Lot Inspection Report. Refer to Section 9.0.

If the Lot Inspection Report was not completed at time of possession, the damage will be deemed the Builders responsibility, and the cost will be invoiced to the Builder. The Security Deposit will only be returned if all applicable invoices have been paid.

APPENDIX A

Roofing Materials and Colours

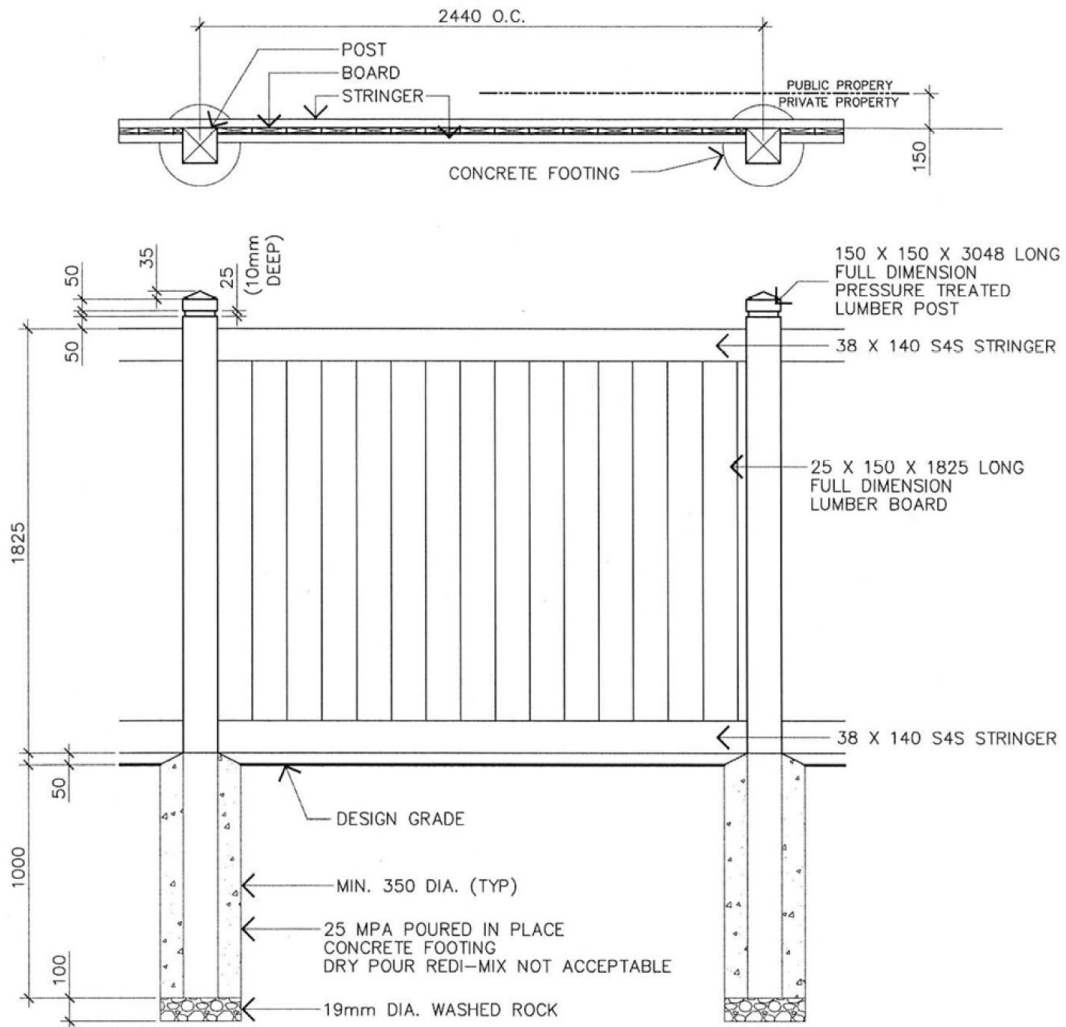
Certainteed	Landmark TL	Moire Black
GAF	Timberline HD	Charcoal
IKO	Cambridge 30 Driftwood	Dual Black, Harvard Slate
BP	Harmony 30 Vintage Selection	Twilight Grey, Brown Stone Shadow Black

Additional Colours and Manufacturers as approved by the Designated Consultant

APPENDIX B

HOMEOWNER INSTALLED FENCING SPECIFICATIONS

Stain Colour of the Fence is: Cloverdale paint English Walnut WST007



NOTE:

ALL LUMBER TO RECEIVE 2 COATS OF STAIN.

BOARDS TO BE NAILED TO STRINGERS
WITH GALVANIZED ARDOX NAILS MIN. 57 LONG
3 PER BOARD PER STRINGER.

APPENDIX C

Avillia Developments

LOT INSPECTION REPORT

(SAMPLE ONLY – Please use Streetscape to submit the Lot Inspection form)

This Lot Inspection Report is to be completed and sent to Avillia Developments within FOURTEEN (14) days of lot possession.

Date of Inspection _____

Subdivision _____ Fenwyck _____

Builder/Purchaser _____

Lot _____

Block _____

Plan _____

INSPECTION OF MUNICIPAL IMPROVEMENTS

Sidewalk _____

Curb _____

Water Service Valve _____

Swale _____

Boulevard Landscaping _____

Light Standard/Communication Pedestal _____

Comments _____

Photos of the damages noted above should be submitted to Streetscape with the inspection.

APPENDIX D



APPENDIX E – Architectural Styles

MODERN / CONTEMPORARY

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.



MODERN FARMHOUSE

Overall Building Massing

Massing may present a flat façade or include variation in wall plane at the second floor.

Roof Styles

Gabled roof lines with cottage roofs restricted to garage or entry only. Dutch gables not permitted. Minimum roof pitch 7/12 with 12" overhangs.

Window Styles and Placement

Simple window groupings and placements punctuate the style and include a 5/8" horizontal and vertical grill.

Defining Details

The absence of ornamentation is evident, horizontal and vertical sidings dominate the façade and emphasize the simple lines and even planes. Asymmetric elements may add interest. Openings are trimmed with 3" or 4" surrounds. Gable ends will include 4" shadow band.

Stone or Brick Profiles

Stone or brick may be applied in panel effect. Stone is suited in "Stacked" profile only.

Exterior Cladding

Lap profile siding with vertical siding (flat panel and shakes are not suited).

Colours

Colours suited to the Modern Farmhouse are light tones in natural hues with tonal fascia/trim and black or white windows & grills or historical colours with a light contrast at the fascia and trim and white windows & grills only. Stone should be variegated and either tonal or a darker contrast and brick must be solid (non-variegated) and may be tonal, a dark contrast, or red-toned.



Entrance Treatment

Entry is covered at the first level with a shed or cottage roof. An awning style shed may be a feature. Columns/posts are 6" or 8" metal or panel clad, without collar trims or separate bases.

PRAIRIE MODERN

Overall Building Massing

Two storey or bungalow style will be permitted. The footprint is often L shaped. Roof slopes are to be low, 5/12 or less with wide overhangs and deep fascias. Two storeys have one storey porch or wing.

Roof Styles

Characterized by a simple hip or side gable roof — Low Pitched — Hip Roofs

Window Styles and Placement

Windows are large, organized and consistent in shape, often incorporating transoms. Windows are uncluttered by omission of grid patterns. Vertical windows in groupings.

Stone or Brick Profiles

Brick is the most desired material for this style. Ledge stone is permitted. Both brick and stone are applied in panel effect. Brick is smooth, often applied with a rock face soldier course to emphasize the horizontal.

Exterior Cladding

Prairie style homes may be finished in flat brick, often outlined with wood trim. Horizontal siding may also be used. Hardi Plank siding may be suitable.

Colours

Colours suited to the Prairie style are mid to dark earth tones with monochromatic or darker contrasting trims. Lighter/neutral colours may also be allowed upon approval.



Defining Details and Entrance Treatment

Defining details are the horizontal presentation and simplified forms. The entry is typically recessed with side lights and is defined by approach. Entry doors are plain and may be oversized.

Strong horizontal base and details emphasizing horizontal lines.

Roofs

Roof

Roofs are typically either flat or low pitched (6:12 maximum) with broad, low, front-facing gables. Exposed supporting beams and other structural members are common in gabled roofs.

Shed style (mono-pitch) roofs may also be incorporated but are less common. Most commonly, one or more shed roofs of moderate (3:12) to high pitch (8:12) are incorporated to give the effect of several geometric forms shoved together.