



# **Architectural Design Guidelines**

## **Stage 8**

### **Single Family Front Attached**

Block 4 Lot 8-25  
Block 7 Lot 16-37

### **Single-Family Rear Laned**

Block 12 Lot 1-17

**September 2024**

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## DIRECTORY

**Developer:**

**Avillia Developments**

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Edmonton, AB T6R 0G4  
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Email: mail@avillia.com

**Engineers:**

**Select Engineering Consultants**

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Edmonton, AB T5S 1E5  
Phone: (780) 651-5777

**Architectural Consultant:**

**Windward Landtec Inc.**

12128 - 121 A Street  
Edmonton, AB T5L 0A4  
Phone: (780) 454-6799  
Email: info@windwardlandtec.com  
Website: windwardlandtec.com

**Surveyor:**

**ARCADIS Group**

Suite 300, 10830 Jasper Ave  
Edmonton, AB T5J 2B3  
Phone: (780) 428-4000

**Solicitor:**

**Richards + Company**

302, 91 South Building, 524 91st Street S.W.  
Edmonton, AB T6X 1M5  
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**Geotechnical Consultants:**

**J.R Paine & Associates Ltd**

**17505 – 106 Avenue**  
Edmonton, AB T5S 1E7  
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## **1.0 OBJECTIVE**

These Architectural Guidelines have been compiled to assist you in building homes 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 be concentrated on trying to create 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 Architectural Consultant make no warranties or representations as to the accuracy or completeness of these guidelines. Purchasers shall be fully and solely responsible that all designs meet the guidelines and for the conformance to the appropriate building codes and City of Spruce Grove Bylaws. 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 Developers decision will be final.

## **4.0 HOUSING DESIGN**

Because of a wide variety and individual taste 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 neighboring properties.

To achieve the highest possible standard of visual appeal, a requirement for architectural detailing and continuity will apply to 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 esthetic. 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 and well-proportioned elements combined with a controlled use of materials and colours.



CONTEMPORARY MODERN



MODERN FARMHOUSE



PRARIE 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 for single family homes.
- The minimum house width must be maximized to the pocket for Duplex and Townhomes.

#### **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 purchaser 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.
- Each dwelling should include one primary and one secondary design feature as listed below.

### **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 approve 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 / Contemporary Modern*

- 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 brushed or 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.
- No half round, quarter round, or palladium window styles will be permitted. The architectural review 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. Note: White & Linen are not premium colours.

##### Controls

- Overly bright or fluorescent colours are not permitted.
- Pastel colours are not permitted.
- Premium colour selections are required. Standard Colours may be accepted subject to review and approval by the Architectural Design Consultant.
- 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**

Garages at the rear lane are to be located in accordance to the approved location plan and City of Spruce Grove Standards.

Rear garages are to be finished in similar design and materials to the house. Roof slopes are to reflect those on the main house. Garage doors are recommended to represent the proposed modern theme of clean, simple lines. White flush doors will be permitted.

All houses must include a minimum 12' by 20' concrete pad off the rear access lane concurrent with house construction. A power pedestal complete with an energized outlet must be provided at the pad location. The approach to the land may be paved with asphalt or concrete. A single or double detached garage should be constructed within 18 months of

possession. The setback and development of all future garage or accessory buildings will be in conformance to the City of Spruce Grove Land Use Bylaw.

### **5.8 House Address Identification**

A standardized address plaque is required for all homes in the subdivision. The address plaques will be designed by the Developer and instructions will be provided to the Builder for ordering of the plaques. Address plaques are to be paid for and installed by the Builder. Installation of the address plaque forms part of the final acceptance requirements.

## **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 (landscaping vinyl, 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 be consistent in design and colour with the fencing styles established for the neighborhood. Wood screen fencing consistent with the design standard included in Appendix B is required between lots (side yard fencing).

### **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 a public adjacency (i.e. all perimeter lots and corner lots), accessory buildings must be consistent in style, finish and colour, with the house.

#### **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 necessitate removal of ALL Builder's and Realtor's signs.

## 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 and invoice for expenses.

## 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/Property Owner will be responsible for damages to infrastructure servicing and amenities on and surrounding the lot. Accordingly, each Builder/Property Owner 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 within 48 hours of taking possession of the lot, otherwise costs for repairing any damages become the sole responsibility of the Builder/Property Owner. 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=BwI7FfzBfk&list=PLbnvNRpcS\\_QvInGu7Ad6Emp8sQf\\_KLO08&index=65](https://www.youtube.com/watch?v=BwI7FfzBfk&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

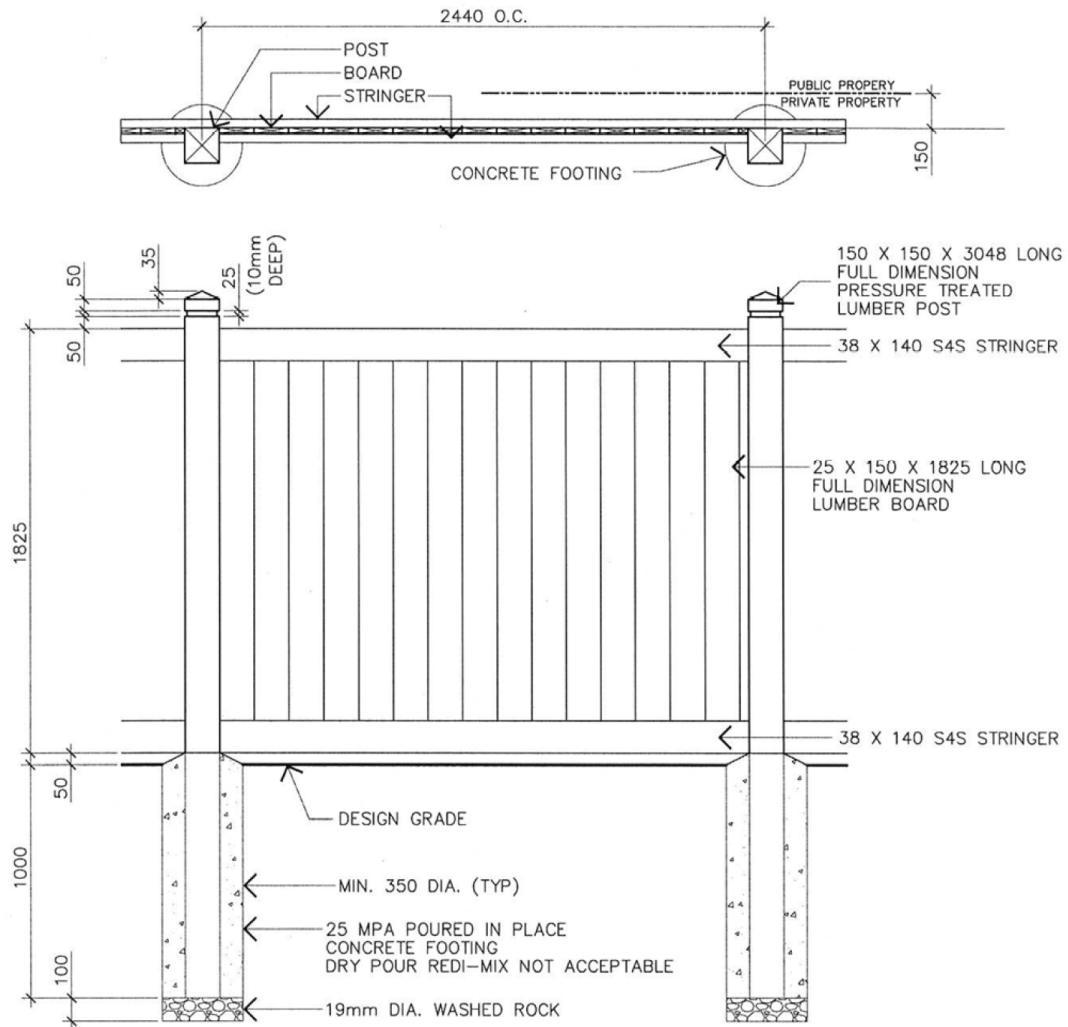
Additional Colours and Manufacturers as approved by the Designated Consultant



## 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

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

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

Date of Inspection \_\_\_\_\_

Subdivision \_\_\_\_\_ Fenwyck \_\_\_\_\_

Builder/Purchaser \_\_\_\_\_

Lot \_\_\_\_\_

Block \_\_\_\_\_

Plan \_\_\_\_\_

### ***INSPECTION OF MUNICIPAL IMPROVEMENTS***

Sidewalk \_\_\_\_\_

Curb \_\_\_\_\_

Water Service Valve \_\_\_\_\_

Swale \_\_\_\_\_

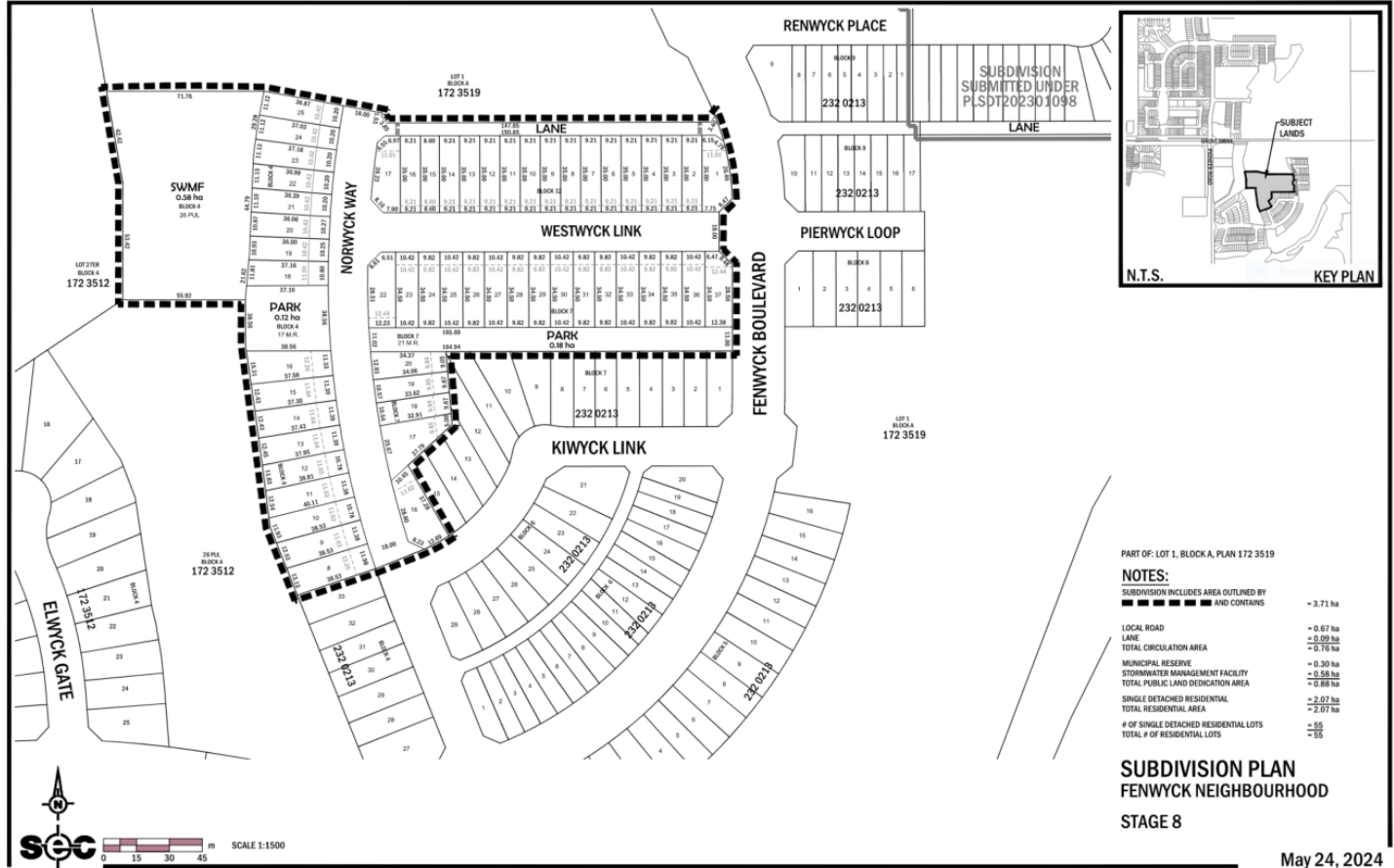
Boulevard Landscaping \_\_\_\_\_

Light Standard/Communication Pedestal \_\_\_\_\_

Comments \_\_\_\_\_

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

# APPENDIX D



## **APPENDIX E**

### **CONTEMPORARY MODERN**

#### *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 colours with dark trims will be reviewed for acceptance at the discretion of the consultant.

### *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 max) 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.