

# Schedule D



## ARCHITECTURAL DESIGN GUIDELINES

SEPTEMBER 2015

TABLE OF CONTENTS

**1. INTRODUCTION .....1**

1.1 Location ..... 1

1.2 Intent and Theme ..... 1

1.3 Application Process .....1

    1.3.1 Overview ..... 1

    1.3.2 Preliminary Review ..... 1

    1.3.3 Formal application submission .....2

    1.3.4 Turn Around .....2

1.4 Site/Final Inspections and Compliance Fees .....2

    1.4.1 Site Tours .....2

    1.4.2 Final Inspections .....2

    1.4.3 Compliance Fees .....2

**2. GENERAL REQUIREMENTS .....3**

2.1 Site ..... 3

    2.1.1 Setbacks .....3

    2.1.2 House Width .....3

    2.1.3 Building Height .....3

    2.1.4 Buildings on Homesite .....4

    2.1.5 Storage of Garbage .....4

    2.1.6 Minimum Habitable Floor Area, excluding basements .....4

    2.1.7 Garages .....4

    2.1.8 Driveways .....4

    2.1.9 Ancillary Structures ..... 5

    2.1.10 ATV's .....5

    2.1.11 Recreation Vehicles .....5

    2.1.12 Exterior Lighting ..... 5

    2.1.13 Fencing and Landscaping ..... 5

2.2 Style .....6

    2.2.1 House Types .....6

    2.2.2 Approved architectural styles .....6

    2.2.3 Repetition .....6

    2.2.4 Wall Materials .....6

    2.2.5 Roof Materials .....7

    2.2.6 Entry .....7

    2.2.7 Decks and Patios .....7

    2.2.8 Chimneys .....8

    2.2.9 Doors .....8

    2.2.10 Columns .....8

    2.2.11 Railings .....9

    2.2.12 Trim and Soffits .....9

    2.2.13 Fenestration .....10

    2.2.14 Other Notes .....10

2.3 Construction Regulations .....10

    2.3.1 Material and Equipment storage .....10

    2.3.2 Sanitary units .....11

TABLE OF CONTENTS CONT'D

2.3.3 Use of Site .....	11
2.3.4 Vehicles and parking .....	11
2.3.5 other notes .....	11

# 1. INTRODUCTION

## 1.1 Location

Aventerra Estates is located in the M.D. of the Rockyview, just minutes West of Calgary. The setting is a beautiful country residential community with dramatic views, all laid out on a gradually sloping land. It is conveniently close to the city of Calgary, yet far enough away from the noise and pace of the big city.

## 1.2 Intent and Theme

The intent of these guidelines is to create a community of harmony and continuity while maintaining a number of architectural styles to offer variety and flavor. These architectural styles include Contemporary, French Country, Tudor, Georgian Colonial, Ranch, and Victorian as defined in these guidelines.

This document will not precede the M.D. of the Rockyview Land Use Bylaw.

## 1.3 Application Process

### 1.3.1 OVERVIEW

Aventerra Estates is controlled by Creation Community Inc. to administer these architectural guidelines. Builders are required to submit their plans to the consultant for review before submitting to the M.D. of Rockyview for review.

### 1.3.2 PRELIMINARY REVIEW

To achieve the desired look in Aventerra Estates, designers are required to create preliminary renderings or sketches of home plans and elevations to the consultant for preliminary review to ensure that they are on the right track. The consultant will assist the designers with notes and sketches if required and return the plans stamped "reviewed". This submission may be made via courier or email.

### 1.3.3 FORMAL APPLICATION SUBMISSION

Builders will have to submit their plans to Creation Communities Inc. for architectural approval and compliance with these architectural guidelines before they will be able to submit to the M.D. of Rockyview for review. Creation Communities Inc. will require the following:

- Plot Plan (1 :200 scale)
- Construction Drawings (1/4"=1'; 3/16"=1'; 1:50)
- Completed Architectural Form (attached)

### 1.3.3.1 Online Applications

Builders can submit applications online using .PDF files to archcontrols@creationci.ca. This process eliminates printing and courier costs, as well as cuts down on return time. Please contact CCI for information and application instructions for this preferred application process

### 1.3.3.2 Hard Copy Applications

If builders are not able to submit online, they can still submit 2 complete hard copies as noted above.

### 1.3.4 TURN AROUND

CCI will return plans within 5 working days of receipt. Once final “Approved” stamp is issued on all plans, the builder may proceed toward a building permit.

## 1.4 Site/Final Inspection & Compliance Fees

### 1.4.1 SITE TOURS

The developer representative will conduct site tours once per month to oversee the progress of the development and construction. This will include dealing with potential issues that may have occurred.

### 1.4.2 FINAL INSPECTIONS

The builder will notify in writing to allow CCI to conduct a final inspection to ensure that the given home complies with the architectural guidelines document. Should all of the design conditions be met, the home- owner and builder will receive written notification of compliance. Deficiencies, if any, will be noted and will have to be corrected before compliance is met.

### 1.4.3 COMPLIANCE FEES

In order to ensure the quality and integrity of the community, the lot purchaser will be required to give a \$10,000 compliance deposit in the form of cash or Letter of Credit. This will be returned upon the final inspection report and the completion of the landscaping and the road.

## 2. GENERAL REQUIREMENTS

### 2.1 Site

#### 2.1.1 SETBACKS

The intent is to create depth amongst the homes by utilizing various setbacks. It will also be desirable to maintain strong view lines by positioning homes in a manor that they do not block the view of others. Listed below are minimums as stated by the Land Use Bylaw. The Consultant may change the setback requirements if he/she sees fit.

#### 2.1.1.1 Front Yard Setbacks

- 45.0 m (147.6 feet) from any municipal road
- 60.0 m (196.8 feet) from any primary or secondary highway
- 15.0 m (49.2 feet) from any local road

#### 2.1.1.2 Side Yard Setbacks

- 45.0 m (147.6 feet) from any municipal road
- 60.0 m (196.8 feet) from any primary or secondary highway
- 15.0 m (49.2 feet) from any local road
- 6.0 m (19.7 feet) all other

#### 2.1.1.3 Rear Yard Setbacks

- 30.0 m (98.4 feet) from any road
- 15.0 m (49.2 feet) all other

### 2.1.2 HOUSE WIDTH

The large lots will allow builders to develop very elaborate home designs. In order to ensure no single home is overshadowed by larger designs, there will be minimum house widths set. These width dimensions will include the garage in the overall dimension, however, garages must not exceed more than 1/2 of the width.

#### 2.1.2.1 Bungalow (single storey)

- Minimum of 15.5 m (50.85 feet) wide

#### 2.1.2.2 Two Storey

- Minimum of 14 m (45.93 feet) wide

### 2.1.3 BUILDING HEIGHT

- Principal buildings shall not exceed 10 m (32.8 feet) in height
- Accessory buildings shall not exceed 4.3 m (14.0 feet) in height

## 2.1.4 BUILDINGS ON HOMESITE

- Maximum of one dwelling per lot

## 2.1.5 STORAGE OF GARBAGE

Garbage receptacles must be placed out of immediate visibility from the roads, pathways and park spaces. This may include storing trash in the garage or having a small enclosure built on the side of the home, which would maintain the architectural style of the home, as well as shelter the garbage from sight and seal garbage from animals. Garbage may be placed outside for up to 24 hours for the purpose of pick up.

## 2.1.6 MINIMUM HABITABLE FLOOR AREA, EXCLUDING BASEMENTS

### 2.1.6.1 Two Storey Homes

Box on box construction will not be permitted. Designs are required to have depth and a variety of rooflines. In order to achieve this, designers are asked to limit the square footage on upper storeys.

- Minimum of 130 m<sup>2</sup> (1400 ft<sup>2</sup>) on the main floor

### 2.1.6.2 Single Storey & Split Level Homes

- Minimum 186 m<sup>2</sup> (2000 ft<sup>2</sup>)

## 2.1.7 GARAGES

- Garage locations should be considered carefully. Rather than conventional front or side drive garages, designers are asked to explore other options. While these designs are acceptable, designers are encouraged to create unique garage options and layouts.
- A double attached garage is the minimum allowable design

## 2.1.8 DRIVEWAYS

- Rather than long, straight driveways; designers have many options including meandering lanes, roundabouts, etc.
- Driveway designs are to be included on the plot plan and must show material locations and a rough landscaping concept
- Driveways are to be asphalt, concrete, or stone/brick pavers

- It is encouraged that courtyard areas (area around home) be more detailed using materials such as exposed aggregate, stamped concrete, brick pavers, or approved alternate
- Desirable driveway slopes are between 3% and 7%
- Maximum driveway slope is 10%; minimum is 2%

#### 2.1.9 ANCILLARY STRUCTURES

- May include gazebos, arbours, trellises, fire pits, pools, sport courts and storage buildings.
- Must be located in the rear yard
- Must match the overall design of the home
- Garden sheds and storage buildings will incorporate the same level of detailing as the home
- Must follow M.D. of the Rockyview Land Use Bylaws
- Subject to architectural approval by the consultant (CCI), or the Homeowner's Association if built at a later time

#### 2.1.10 ATV'S

Atv's will be prohibited on any portion of the community, including parks and pathways. Riding lawnmowers will be allowable for maintenance purposes.

#### 2.1.11 RECREATION VEHICLES

Recreation vehicles such as boats, trailers, campers, and camper vans may be stored on site, but must be contained within a garage and shielded from view. Larger motorhomes, trailers, and boats must be stored out of site.

#### 2.1.12 EXTERIOR LIGHTING

Only soft or low voltage lighting with frosted or white bulbs will be allowable. Metal fixture will also be required. Colored lights are not acceptable except for the purpose of holiday lighting.

#### 2.1.13 FENCING AND LANDSCAPING

Home owners should take a great deal of care in the materials and plantings they use on their property. To truly achieve the country estate style community, the lots must be property landscaped with a minimum of 10 trees and 20 shrubs. Grades are to be designed in accordance with the

approval plot plan to ensure that drainage patterns are followed properly. Black chain link fence is permitted with ornamental gates that swing or slide.

**Landscaping must be completed within 12 months of the possession date.**

## 2.2 Style

### 2.2.1 HOUSE TYPES

- Two storey
- Bungalow
- Split level

### 2.2.2 APPROVED ARCHITECTURAL STYLES

- French Country
- Tudor
- Georgian Colonial
- Victorian
- Ranch
- Craftsman
- Contemporary

### 2.2.3 REPETITION

- The same plan and elevations will not be approved more than once on a given street
- Designs should all be custom interpretations of the approved architectural styles
- Color Schemes may not be repeated within 3 homes on either side of the street
- Homes of the same architectural style should be separated by at least 2 home of different architectural style

### 2.2.4 WALL MATERIALS

Colors are subject to approval.

#### 2.2.4.1 Siding

- Composite wood siding (i.e. James Hardie, Smartboard, etc)
- Wood will be acceptable for trim details

#### 2.2.4.2 Stucco

- Acrylic stucco only

#### 2.2.4.3 Masonry

When used, masonry must be applied to the exterior so that it appears as a structural masonry component of the wall. A minimum of 30% of the front, and 15% of the rear elevation.

- Brick
- Cultured or real stone
- Stone tile

#### 2.2.5 ROOF MATERIALS

Colors Subject to developer's approval.

- Wood Shakes
- Premium asphalt shingles (IKO Grandeur, Chateau, Renaissance XL, Cambridge 30+ and Royal Victorian for Victorian designs will be acceptable)
- Rubber (slate or cedar profile)
- Concrete tile (slate or cedar profile)

#### 2.2.5.1 Roof Hardware

All roof hardware (vents, stacks, flashing, etc) must be painted to match or compliment the color of the roofing material.

#### 2.2.6 ENTRY

- Must follow design guidelines for chosen architectural style
- Must be a strong architectural feature
- Should face the main community road

## 2.2.7 DECKS AND PATIOS

- Must be submitted as a part of the architectural plans
- Must work in conjunction with the overall design of the home
- Must take into account privacy issues of neighboring residences
- May not impede privacy or be disproportionate to the residence

## 2.2.8 CHIMNEYS

Chimneys are a very important feature on most of the approved architectural styles and will have to be incorporated in to the design of the home.

- Chimneys are required on all homes
- To be finished according to architectural style
- Chimney caps are required on all chimneys (materials include metal, clay, masonry)
- Must be boxed out to a minimum cross sectional area of 16 ft<sup>2</sup>
- Visible cantilevers are not permitted, chimneys must return to grade
- Direct vents should be finished to blend in with the wall if visible from a street, park or pathway

## 2.2.9 DOORS

- Front entry doors are to be specific to each house style
- Single or double front entry doors are allowed, but are subject to approval
- Entry doors should have glazing and/or sidelights and/or transom windows
- Sliding doors should not be visible from the street
- All other doors away from the street may be wood, steel, or approved alternate

### 2.2.9.1 Garage Doors

- Must be a traditional style “carriage” door with vertically proportioned panels and glazing, as well as a stained or painted finish
- Steel doors are not permitted
- Are not to exceed 8’ in height and 20’ in width unless approved by the consultant

### 2.2.9.2 Screen Doors

- Should maintain the quality and detailing of the door they are paired with

### 2.2.10 COLUMNS

Columns will be required on all porches, stoops (depending on design) and entries. The design will have to incorporate the right column design with the right architectural style.

- Minimum of .3m x .3m (12" x 12") in size
- Materials are to compliment the overall design of the home
- Caps and bases should be used and are subject to approval

### 2.2.11 RAILINGS

Rails will be required as per the Alberta Building Code. Front porches should have a railing in a style to match the architectural theme. Acceptable railing materials include (depending on architectural style):

- Wood
- Wrought Iron
- Pre-finished aluminum

### 2.2.12 TRIM AND SOFFITS

Trim and soffit details can make a world of difference on a home. Window trim, if done properly, can make any window look rich and elegant. Cornices and half timbering can bring an elevation to life when used in accordance with the architectural style. Designers are asked to put a great deal of effort into the trim detailing on each design.

- Trim material shall be wood or Smartboard or approved equal only and is required on all openings
- Soffits must be wood or prefinished wood composite on all covered porches, decks and stoops. Other soffits may be prefinished metal
- All fascia on open gables are preferred to be Smartboard or wood, however prefinished metal is permitted. Fascia that will be covered with Eavestrough may be prefinished metal

- Shadow boards or cornices must be used in all open gable ends where the wall meets the soffit. It is also encouraged on exposed elevations.
- Trim details should be a minimum of 4"
- Corner boards should be as wide as or wider than the siding exposure dimension (min 4", max 10")
- Raised stucco detailing may be permitted if the design is a decorative extruded profile. Simple flat details will not be permitted.
- Trim must sit proud of the wall material they are designed within. When Smartboard trim is used on a stone wall, the trim must be built out at least W' higher than the stone.
- Dentil block details may only be used as a part of a cornice detail
- Rainwear must be limited on exposed elevations. Downspouts should take place on side and rear elevations of homes only. Rainwear must be painted to match the fascia.
- Open gables should be separated from the wall below in some way such as horizontal detailing

### 2.2.13 FENESTRATION

Window layouts are key to achieve a chosen design style. Windows should be positioned in good proportion and relationship to one another on an elevation. If fenestration is not set up properly, walls can look scattered and unorganized.

- Must be vertically proportioned
- Muntin bars are strongly suggested on all exposed elevations and may be added by the consultant if he/she sees fit
- Casement, double-hung, and single-hung are appropriate window types and may be incorporated with non functional windows to create more elaborate window designs
- Feature windows such as octagonal, round, elliptical, or gothic may be used only once on an elevation and must compliment the architectural style chosen
- Front window should not have a sill more than 3' off of the room where it is located, not including kitchen windows, some feature windows and gables
- Windows will have to be decorated and/or trimmed to suit the architectural style

### 2.2.14 OTHER NOTES

- Satellite dishes may not be visible from the street and must be less than 24" in diameter

- **Further subdivision will occur on the surrounding lands, and homeowners must be aware and in agreement of this subdivision when purchasing a lot in Aventerra Estates**
- Homeowner shall maintain their land in a neat and tidy appearance, including ground cover and trash
- Construction must be completed within 2 years of lot purchase

## 2.3 Construction Regulations

### 2.3.1 MATERIAL AND EQUIPMENT STORAGE

- Builders will be allowed to store their materials and equipment on site during construction but may not store on any other home sites
- Items stored will have to be stored in an organized and covered manor to ensure site cleanliness
- Builders must ensure that they do not trespass or disturb any other properties
- Cleaning of paint, solvents, stains, etc will not be permitted on site
- Concrete trucks may not clean shoots anywhere on site

### 2.3.2 SANITARY UNITS

- Temporary sanitary services are to be provided on site by each builder for their construction crews to use in compliance with the Public Health Act of Alberta

### 2.3.3 USE OF SITE

- Construction debris and waste must be contained on site each day and removed at the end of the project
- Debris may not be burned, dumped, or buried anywhere on site at any time
- Site damage (curbs, site furniture, sidewalks, roadways, vegetation) will be the fixed by the responsible builder
- Should a site not be maintained as these guidelines document, the developer reserves the right to rectify any deficiencies at the cost of the responsible builder

### 2.3.4 VEHICLES AND PARKING

- Builders must limit the amount of vehicle tread on home sites

- Utility trailers, etc. may be parked on site for the time of construction only, at the risk of the builder

### 2.3.5 OTHER NOTES

- Vegetation material, topsoil, or similar materials may not be dumped on site at any time
- Changing oil on any equipment or vehicles is not permitted on site
- Alcohol is prohibited at all times on site
- Erosion control will be the responsibility of the builder during construction
- Builders are to ensure that sites are not access except via the provided entries

Please note: the developer may change these guidelines at any time without notice. All Images in this document are for reference only.