



THE CLUB & RESIDENCES OF

**RIVER'S GATE**

## **Architectural Design Guidelines**

Block 1, Lots 54-68

Block 1, Lots 70-83

Block 2, Lots 1-16

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## 1 DIRECTORY

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## 2 CONCEPT

The Club & Residences of River's Gate will include homes of a diverse range of architectural styles, designed with meticulous attention to detail, and built with high quality materials.

Meticulous attention to detail addressing the following must be demonstrated by each home in the community:

- Siting
- Massing and proportions
- Elevations
- Finishing
- Landscaping

**Beaverbrook Sturgeon Ltd. and its designated consultants retain the full discretion to approve or disapprove any or all elements of a proposed development or structure.**

It is strongly recommended that all purchasers or builders obtain pre-approval for any proposed development. All purchasers/builders are advised to review this document in its entirety prior to completing any work on the lands.

### 2.1 Architectural Styles

The architectural styles in The Club & Residences of River's Gate will be diverse. These guidelines include detailed descriptions for Craftsman, California, Colonial, Georgian, Tudor, French Country, Prairie, and Contemporary/Modern styles. True-to-style massing, proportions, and detailing are critical to the architectural merit of the home. Generic presentation will not be permitted.

**It shall be the responsibility of the applicant to demonstrate the characteristics and merits of an architectural style have been adhered to. Acceptability or approval of such designs will rest solely with the developer and its consultant.**

### 2.2 Dwelling Size

#### 2.2.1 Area

Minimum house sizes required for all lots are as follows:

<b>Bungalow</b>	2,000 square feet
<b>1 ½ Storey</b>	2,500 square feet
<b>Two-Storey</b>	3,000 square feet

All areas are measured to the outside exterior wall of the building.

Houses are to have a consistency of mass and volume within the streetscape. As such, house widths and sizes must relate proportionately and logically to the lot width and neighbouring houses. The house width at the front elevation **must fill the building pocket on Lots 54-64 of Block 1.**

A maximum square footage may be enforced to ensure a complementary streetscape. House sizes will be evaluated in relationship to adjacent homes on a case-by-case basis.

### 2.3 Land Use Bylaw

Formal standards for development will be those established in the Sturgeon County Land Use Bylaw. Unless otherwise modified herein, specific reference should be made to the Sturgeon County requirements.

#### 2.3.1 Side Yard Requirements

Notwithstanding the regulations of the Sturgeon County Land Use Bylaw, the minimum side yard setback for all lots within this stage shall be 3.0m each.

#### 2.3.2 Rear Yard Requirements

Notwithstanding the regulations of the Sturgeon County Land Use Bylaw, the minimum rear yard setback for all lots within this stage shall be 15.0m. Exceptions may be granted on some lots with reduced length or increased side yard requirements subject to consultant review.

#### 2.3.3 Building Height

Notwithstanding the regulations of the Sturgeon County Land Use Bylaw, the maximum height for all lots within this stage shall not exceed 12.0m nor 2 ½ storeys.

## 3 SITE DESIGN

Initial and lasting impressions of the development will be as a result of the overall relationship of buildings to each other and to the street, and the quantity and quality of the landscaping. These relationships should present an image of quality estate living and the guidelines encompass criteria to help achieve this vision. The criteria allow flexibility of approach to achieve an “estate” ambience.

### 3.1 Siting

Siting should reflect careful consideration of lot characteristics, relationship, and orientation.

**Building form and height will be proportionate to the architectural style represented and relate logically to adjacent dwellings.** Massing, style and setback may be adjusted on a lot-by-lot basis, to enhance streetscape.

### 3.2 Lot Grading

Lot grading is to follow the natural slope of the land and is to be consistent with the Subdivision Grading Plan and Plot Plan. Placement of landscape materials and/or retaining walls must not alter the drainage pattern for the lot as defined in the Grading Plan. Final grade-certificates must

be prepared by the Surveyor showing that lot grades comply with the Subdivision Grading Plan as a condition for refund of landscape or security deposit.

### 3.3 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 building(s) dimensioned to property lines, existing building and other structure where applicable
- All cantilevers (including floor, bay windows, fireplaces, eaves, etc.)
- Abutting streets, avenues, reserves, etc. Easements and utility right-of-way labeled and dimensioned, accurately figured, explicit and complete.
- Spot elevations around building and drainage directions
- Dimensions from property line to sidewalk and face of curbs

### 3.4 Garages

All garages shall be designed to complement the house or be an integral portion of the house design. Care should be taken to design the garage so as not to overwhelm the house. Any garage face that is predominantly visible from the street will require articulation. Long uninterrupted planes of walls will not be permitted. Blank walls visible from the street are not acceptable. All lots must be provided with at least a triple-attached garage. Garage doors must have an articulated face design such as paneling and must be constructed of wood or insulated metal. Garage doors shall be no wider than a double garage door width. Garage door styling must reflect the architectural style of the house. Detached garages may be approved on a discretionary basis.

### 3.5 Outbuildings / Accessory Buildings

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. Placement of these buildings should be carefully considered and their impact minimized. Applications for approval are to indicate proposed locations for outbuildings and will be reviewed by the Consultant to ensure protection of adjacent views. Buildings must conform to the County's land use bylaws.

### 3.6 Driveways/Walkways

Driveways should have organic shape with a maximum driveway width at the front property line of 24'. It is recommended that a smaller driveway width be provided which then expands to the width of the garage. All side-drive garage locations will be reviewed for compatibility with adjacent homes. Side-drive garage locations will require a landscaping buffer to adjacent lots.

Driveways must be shown on plans. Driveways must be located within the permitted driveway zone as shown on the building pocket. Driveways may not be located on top of CC valves.

The desirable driveway slope is 8% or less. The absolute maximum is 10%. All driveways are to be articulated (curved or arched).

Driveways and front walks are to be constructed from the following:

- Exposed aggregate (maximum aggregate size  $\frac{3}{4}$ " diameter)
- Concrete paving stones
- Stamped Concrete or coloured concrete.

In all cases, the colour of concrete or pavers must be approved prior to application.

Standard broom-finished concrete or asphalt are not permitted.

### 3.7 Dog Runs

Dog runs and other enclosures, such as play structures and central air conditioning units must be properly screened and otherwise hidden from view.

## 4 BUILDING DESIGN

All building facades are to be designed with care and attention to detailing of finishes and materials. Side elevations that are highly visible from the street should continue the design and the use of materials and detailing used on the front of the house. Rear elevations visible from a public space will require additional detail and similar materials as the front of the house.

### 4.1 Foundations & Basements

Alkali resistant materials are required for concrete basements and foundations, unless specific site tests indicate that this is not necessary to the satisfaction of the County.

### 4.2 Geotechnical Reports

No construction shall be permitted unless it complies with the recommendations in the J.R Paine report.

### 4.3 Power Metres

Power metres must be installed within 60 metres of the coil installed on each lot.

### 4.4 Corner Lots

The following features will be required:

- Roof planes must wrap around exposed building faces
- The principal roof planes must slope toward both street frontages
- Both facades must be designed as front elevations



- Retaining walls should be avoided adjacent to street frontages
- Windows should be incorporated on the side elevations

#### 4.5 High Visibility, Special Considerations

Rear elevations of homes backing onto public spaces such as the Sturgeon River Valley and Sturgeon Road require special consideration. Elevations at these locations must avoid expanses of blank wall space and present proportions consistent with the front elevation. Second floor cantilevers must be anchored by a roofline or appropriate treatment. All projections will have a separate roof line and minimum overhang. Roofline should slope to view.

Any walkouts or forced walkouts (both partial and full) that are high visibility must present an integrated building form incorporating a combination of architectural measures to address proportion and towering appearance. Graduated rooflines, dormers, detailing and a minimum of two wall planes with a substantial roofline within 20' of grade will be some of the architectural measures applied to these highly visible settings.

#### 4.6 Rear Decks

Rear decks on high visibility elevations must incorporate appropriate column design and railing design. The underside of all above grade decks must be appropriately finished or soffited. Second floor decks must be set back from the deck beneath. Decks for walk-out basement designs must be constructed concurrently with the home. Decks must be properly finished to complement the design of the house. They cannot be left in a raw wood state. Spindles will not be permitted.

#### 4.7 Repetition

To encourage originality, similar elevations may not be repeated within three lots of each other or directly across the street. Repetitive use of elevations will be monitored to ensure interesting streetscapes. Modifications to elevation treatments may be required accordingly.

#### 4.8 Retaining Walls

Retaining walls, if required, are the responsibility of the property owner and must not compromise the grading design of the lot. Natural elements such as rock and wood are preferred for construction of retaining structures. Allan Block can also be utilized and concrete is acceptable if appropriately finished to view. Retaining structures over 1.2 metres in height must be stepped to reduce the visual mass.

### 5 EXTERIOR MATERIAL & FINISHES

Special attention should be given to selection of exterior finishes and detailing that will be compatible or characteristic of the style or period design of the dwelling. There are to be no "false fronts". The dominant material of the front elevation must be carried through all remaining elevations and accessory buildings. Detailing of the exterior finishes must also be carried through all remaining elevations and accessory buildings.

- A maximum of two predominant materials are recommended on the exterior of the house on all facades.
- Maximum height of parging on front elevations shall be 1'0" above grade and 2'0" above grade on all remaining elevations.
- Accent materials must be used logically and consistently. It should suggest structural support to avoid the appearance of a veneer application.
- Allowable materials include brick, stone, stucco, and cedar shingles. **Vinyl siding will not be permitted regardless of architectural style of the home. Vinyl shakes will not be permitted for gable ends.**
- Stucco may be used but only with a smooth finish and only in combination with sufficient contrasting details. Stone dash stucco or swirled patterns will not be permitted. Acrylic stucco is recommended.
- Brick and/or stone is required on the front of all homes.
- Brick and stone work is to be quiet and uniform in colour.
- The use of multi-coloured stone work or extensive use of stone jumpers will not be permitted.
- Cedar shingles will have a maximum exposure of 15.24 cm / 6 inch and the application of decorative shingles shall be characteristic of the style or period design of the house.
- Hardie plank siding may be permitted in some applications at the discretion of the architectural consultant.
- Vertical wood siding and battens in the Arts and Crafts and Modern styles may be permitted.
- The front application must be carried a minimum of 182.88 cm / 6 feet around the side of a building, unless there is a logical stop line. A façade application is discouraged.
- Other materials may be approved at the sole discretion of the committee on an individual application basis. An approval of a material on one house shall not constitute a precedent for the use of that material on other houses.

## 6 EXTERIOR ELEMENTS AND FEATURES

Exterior elements should be carefully detailed to reflect the overall theme of the design concept of the housing style. The main entrance to the house should be accentuated with architectural features. Some degree of transparency, either through the use of sidelights or fan lights in the door, is encouraged. Entrance way design should project an inviting and distinguished image.

Traditional window types, such as awning, casement or double hung, should be used. The proportions and style should complement the overall theme of the house. Window lintels and sills should create visual interest through the use of keystone masonry accents or borders.

Railings to the rear decks should carry the same attention to detail as the rest of the house. They should relate specifically to the chosen period style of the house. Decks should be supported on beams spanning between columns and visible below deck. Column size should be a minimum of

12 inch square embellished with capitals, bases, or other similar details and clad in the predominant or accent material of the house.

House numbers should complement the house design and be visible day or night.

### 6.1 Roofs, Eaves, Soffits

Roof materials used are to be congruent with the period style of the house. Materials approved include Cedar Shakes, Concrete roofing tiles, and Decra roof tiles as per the attached schedule. All roofing colours must be in darker hues, and natural/earth tones. Asphalt shingles may be permitted on a case-by-case basis. See Appendix A.

Special attention is to be given to roof overhangs and roof drainage in relation to the style of the house. The appropriate overhang shall be provided for the house design (i.e. Georgian style – 300 mm / 1 foot). Two rain eavestrough treatments are allowed – they can be either an exposed eavestrough mounted to a 10 inch deep fascia board, or the recommended concealed gutter detail. Rainwater leaders and eavestroughs are to match the fascia colour and be painted out to match the background surface. Pre-finished aluminum fascias are acceptable and must match the trim colour of the house.

Soffits other than flat/perforated pre-finished metal are encouraged. Flat soffits that extend beyond 400 mm / 16 inches may be required to include additional detailing.

### 6.2 Chimneys/Flues

Chimneys are to be brick, stone, or match the exterior finish used on the house. All chimneys will require a chimney cap. Brick and stone should be corbelled or have a decorative concrete flue cap. All chimneys and chimney caps shall have a design characteristic with the style of the house.

Exposed stainless steel flues **will not be** allowed on any façade. Exposed direct-venting flues will not be allowed on the front façade. All roof stacks, flashing, etc. are to be painted to match the eventual weathered appearance of the roofing material.

### 6.3 Colours

All exterior colour schemes must be approved. In general, guidelines for colours are towards the natural expression of materials (i.e. stone, brick, wood). Houses with schemes that are deemed to detract from the street setting will be rejected.

The colour of the garage door must be in the same range as the predominant colour of the house. No two adjacent houses may have the same predominant or accent colour unless it is the colour of a neutral material. Bright accent colours are not allowed and accent colours must be complementary to the house colours. Exceptions to allow bright accent colours may be considered on modern home styles, depending on the treatment and application.

Pastel colours will not be permitted.

## 6.4 Screening of Recreation/Commercial Vehicles and Satellite Dishes

No recreation vehicles, trailers, trucks, campers, boats, farm machinery, nor other vehicle over  $\frac{3}{4}$  ton shall be parked, stored, or maintained on any lot in River's Gate in such a way that is visible from the street or public lands. These vehicles are not permitted unless on a special pad, the location and design of which has been approved in advance and in writing by the Design Consultant, who prior to giving any approval, must be satisfied that such vehicles and equipment will not be visible from the street or any public lands and that same are properly screened or otherwise hidden from view, and that there will be no adverse effects on any proposed or approved Developer landscaping.

No recreation vehicles or commercial vehicles in excess of  $\frac{3}{4}$  ton capacity shall be parked on the driveway or in front of the house for more than 48 hours in any consecutive 72-hour period. Commercial vehicles must be parked inside a garage.

Vehicles (of any kind) in a state of disrepair or not functional are not permitted.

Satellite dishes or antennas must be screened from public view and must be a maximum of 18" diameter. The receivers should be wall hung and mounted to ensure a minimum visual detractation.

## 7 SUBDIVISION APPEARANCE

### 7.1 Signage

All informational, directional and show home signage will be provided by the Developer, no outside signage is permitted.

Builders shall be allowed to display one (1) "For Sale" sign per lot provided said sign is erected on a suitable stand and not affixed to the house in any manner either during construction or upon completion of same. Builders will also be allowed additional signage as required to comply with any safety standards.

All "For Sale" signs must display the Builder's name, corporate logo (if applicable) and telephone number as a minimum standard. The "For Sale" signs must be produced by a professional sign company to ensure consistent quality.

Each "For Sale" sign must not be larger than 32" x 48" prior to being affixed to the stand.

Sub trade and supplier signage will not be permitted to be displayed on the lot or the house in any manner whatsoever. There will be no exception granted in this regard.

### 7.2 Excavation Material

**All builders/property owners 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. A clean fill pile may be provided for use by builders if space permits. Consult with the developer for details.

### 7.3 Clean-Up

Builders must remove all construction debris and litter on building sites in a timely manner. Failure to comply will result in a clean-up bill being charged to the lot. **Supply of construction waste bins by the builder and/or purchaser is mandatory.** All bins should be protected by tarps or other means to ensure debris is not dispersed throughout the subdivision. Any general clean-up implemented by the developer will be invoiced to the builder.

## 8 LANDSCAPING & FENCING

These landscape guidelines provide a framework for landscape plans associated with residential development in River's Gate. The guidelines will help to ensure that development of the residential lots is compatible with the desired character of the neighbourhood.

The guidelines clarify expectations in landscaping submissions from home owners. Municipal requirements, building approval processes, and any other regulatory processes must be followed in addition to satisfying the guidelines.

### 8.1 Landscape Design Goals

The overall goal of the landscaping guidelines is to create attractive, functional, and generally low-maintenance yards which add to the character of the neighbourhood. The landscaping guidelines are designed to balance individual aesthetic freedom with overall environmental considerations.

All development in River's Gate will be landscaped using high quality plant, fencing, and paving material in keeping with the vision of an upscale neighbourhood. Each residence shall meet the minimum planting requirements and fencing restrictions.

Residents are encouraged to incorporate rainwater reuse and on-site stormwater management into landscape designs. Builders and residents are encouraged to expand upon these guidelines to create gardens that respect water conservation ideals.

Encouraging mulch shrub and tree beds will reduce watering, fertilizing, and yard maintenance requirements. In addition, added tree canopy will reduce the "heat island effect" and will offer more of an aesthetic variety throughout the neighbourhood. This will greatly reduce the community's demand on the County's potable water supply.

It is the responsibility of the homeowner to landscape the front yard. In the case of corner lots, the front yard shall include the flanking side yard to the boulevard and to the rear corner of the house.

## 8.2 General Landscape Design Principles

Landscaping is a visible indicator of the quality of a development and is integral to every part of the site. It should tie the entire site together, define entryways and pathways, identify private space, and buffer parking garages and less desirable views.

All lot types must conform to the general design principles outlined below.

## 8.3 Landscaping Guidelines

Homeowners must plant two boulevard trees, adjacent to the road right-of-way. This will add to the overall tree canopy as one drives through River's Gate. Boulevard trees must be a minimum 70mm caliper at the time of planting and be one of the provided species listed below:

- Elm (American or Brandon)
- Dropmore Linden
- Patmore Green Ash
- Autumn Blaze Maple (*Acer fremanii* "Autumn Blaze" or *Acer fremanii* "Jefersred")

Rear yards shall be fully landscaped with a minimum of fifteen (15) shrubs (coniferous or deciduous) and a minimum of 4 trees (coniferous or deciduous).

Front yards shall be fully landscaped with a minimum of fifteen (15) shrubs (coniferous or deciduous) and a minimum of 3 trees in addition to the boulevard trees described above (coniferous or deciduous).

Trees planted in front yards should be staggered within the lot at different setbacks.

Deciduous trees must be at least 70 mm caliper.

Coniferous trees must be at least 2.5 metres in height.

The area between two adjacent driveways will be planted with perennial groundcovers or low shrubs.

Permeable materials such as permeable concrete unit pavers, "grass pave" pavers, stone, cobblestone, brick, or their equivalent are recommended for all hard surface areas. Colored and/or patterned concrete areas are acceptable but should be kept to a minimum and should drain primarily into landscaped areas. No uncoloured, broom-finished concrete surfaces are permitted.

Retaining structures for lots with a considerable grade difference should be built using natural stone. All retaining structures over 1 metre in height are to be approved by a structural or geotechnical engineer. Retaining structures over 1.2 metres in height must be stepped to reduce visual mass.

For lots with side-facing garages, the maximum width of sod between the street-facing side of the garage and the property line shall not exceed 3 metres. The remainder of the area should be landscaped with shrub beds.

## 8.4 Planting

This section discusses the planting of trees, shrubs, perennials and the installation of sod. It is the intention of the guidelines to promote as large a variety in landscaping design, layout, and planting scheme as possible, while maintaining an attractive neighbourhood aesthetic. It is also the goal of the guidelines to promote manageable, sustainable, low-maintenance landscapes that minimize requirements for potable water, manufactured fertilizers and pesticides.

- Landscaping shall vary on adjacent lots in layout and proportions of hard surface, lawn area and shrub bed areas.
- Sod shall not exceed 50% of the total landscaped area of the front yard.
- Edible fruit or nut trees and shrubs are encouraged.
- Planting beds around the building foundations are encouraged to integrate buildings into the landscape. Where space permits, perimeter planting is also encouraged to increase screening for neighbours, soften the impact of fencing, and to minimize sod areas.
- Side and back yards will be landscaped with tree and shrub beds as required. Alternative surface materials, including unit pavers, patio blocks, slate, gravel, shale, tree mulch, or other permeable materials are permitted and subject to approval by the developer on a lot-by-lot basis.
- All planting beds are to be mulched with 100 mm depth ground-tree mulch or equivalent. This is to encourage the addition of natural nutrients to the soil through rotting of the mulch, reduction of weed growth, and reduced evaporation.
- Use of captured rainwater for irrigation use rather than use of potable water is encouraged.
- All corner lots shall have the side lot adjacent to the roadway landscaped to the same standard as the front of lot.
- Vertical gardening, or use of trellises, arbours or other tall elements, in concert with vines and tall narrow plant material, is an important design tool. Wherever possible, vertical gardening techniques should be incorporated into narrow spaces.

## 8.5 Stormwater Management and Rainwater Reuse

Wherever possible, stormwater should be contained on site with the primary goals of distributing water to grass, shrubs and trees, thereby reducing the use of potable water for irrigation.

Stormwater retention on site can be accomplished by:

- Creating depressions for collecting stormwater for infiltration use by water tolerant plants.
- Creating planting beds that act as check dams for surface flow, to slow down flow and allow infiltration.



- Creating planting areas with dense plantings between impervious surfaces to capture runoff rather than allow it to flow from surface to surface.
- Installing subsurface recharge areas with rock or gravel beds, or by incorporating a weeping tile system to allow for disbursement and infiltration over a wider area.

Capture of rainwater for irrigation is strongly recommended.

Site grading must conform to the Alberta Building Code and Sturgeon County Drainage Bylaws.

## 8.6 Fencing

Fencing is not mandatory; however, developer installed fencing adjoining public lands must be maintained and may not be removed.

- Fencing must be developer approved styles as outlined in Appendix B.
- Chain link fencing is not permitted.
- Wood screen fencing is not permitted on Lots 54-68 of Block 1; nor on the street-facing side of Lot 83 of Block 1, nor Lots 1, 8, 9, or 16 of Block 2.
- Gates are permitted for driveways and sidewalks. Gate design should conform to fencing design and be transparent. Detailed drawings shall be submitted with the landscape package to the developer for review. Note that gates may be timber if architectural detailing shows that no other materials are suitable.
- Front yard fencing is optional. Any front yard fencing is to be as transparent as possible.
- Solid masonry walls are permitted in the front but must be less than 900 mm in height. Solid fencing may be combined with picket or ornamental fencing with total fencing height not exceeding 1200 mm to ensure transparency.
- Fencing may be a maximum height of 1.2 m in the front yard and a maximum height of 1.8 m in the back yard. The back yard runs from the front corner of the house or garage to the back property line.
- Fencing on the side lot facing the street shall be treated the same as the front lot fencing. No fencing may exceed 1.2 m along the side of the building until past the back corner of the building. At this point a maximum 1.8 m high fence may be constructed up to the back property line.

## 8.7 Landscape Submission Requirements

A landscape plan must be submitted to WINDWARD LANDTEC INC. to ensure adherence to the landscape guidelines. The following information is required with each submission:

- a) Site grading plan, which meets the Sturgeon County requirements, and clearly shows site grades and stormwater capture/management.
- b) Site plan showing:



- a. All hard surfaces and descriptions of materials and finishes.
- b. All planting with complete tree, shrub, and perennial lists.
- c) Detail sheet showing fence elevations, gate details, exterior trash or recycling storage, any hard landscaping elements proposed.
- d) All plans and details must be submitted with drawings to a standard metric scale.
- e) Landscape plans should be coordinated with plans previously submitted on adjacent lots.

Although general conformance is required, submissions which include variations from the requirements specified within this document will be considered.

## 9 HOUSE DESIGN APPROVAL PROCESS

**Before** applying to Sturgeon County for a Development Permit, the applicant shall submit plans for approval to WINDWARD LANDTEC INC. Applications shall include the following:

- a) Two complete sets of house plans;
- b) Plot plan, prepared by Pals Surveys Ltd., showing lot house grades and drainage pattern, floor and garage elevations;
- c) Completed application form;
- d) Colour / Product samples if required; and
- e) Application and Review Fee payable to the Design Consultant as per the attached Schedule.

WINDWARD LANDTEC INC. will review the plan and recommend approval, modification, or rejection of the application based on the adherence of the plans to these guidelines. This decision should be made within five days of submission.

It is **recommended** that the Purchaser or Builder submit their proposed plans to the designated Consultant for Pre-Approval to ensure the proposed home will comply with all guidelines and to minimize the requirement for changes with the application.

Once approved, WINDWARD LANDTEC INC. will send a copy of the application indicating any changes to the applicant. After approval, the plans may not be altered without prior approval of WINDWARD LANDTEC INC. WINDWARD LANDTEC INC. will keep an up-to-date record of plans showing house types, colour, roof lines, and grades, to advise the applicants of how their proposed house will best fit into the existing situation.

Approval of any and all house plans will be at the sole and unfettered discretion of the Developer.

**No stake out** will be granted until house design is approved by WINDWARD LANDTEC INC.

## 10 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 his lot and must submit written notice of any damages to the Developer within 7 days of purchasing the lot, otherwise costs for repairing any damages becomes the sole responsibility of the Builder/Property Owner. Upon entering into a sales agreement for the lot, a thorough inspection should be undertaken to include the following items. A copy of the inspection report is attached hereto as Appendix C.

- |                                |                               |
|--------------------------------|-------------------------------|
| * Curb stop – water valve      | * Light standards             |
| * Sidewalks, curbs and gutters | * Fire hydrants               |
| * Driveway, aprons and asphalt | * Cathodic protection points  |
| * Boulevard landscaping/trees  | * Grading and drainage swales |
| * Rear gutters and walkways    | * Fencing                     |
| * Servicing boxes              | * Entrance Features           |

If an inspection report is not received by the developer within the time specified above, any damages assessed to the lot will be charged to the purchaser.

## 11 SECURITY DEPOSITS

Two security deposits totaling \$10,000.00 per lot are due upon payout of the lot. The deposits will be retained by the developer, without interest, to cover any deficiencies or infractions relating to architectural and landscaping adherence, or subdivision damages.

Refund of the deposits must be applied for within 3 years from the closing date or the deposit will be forfeited to the Developer. Deposits are broken down as follows:

### 11.1 Damage Deposit

A damage deposit in the amount of \$5,000.00 (per lot) is due upon payout of the lot to cover possible damage municipal improvements and amenities such as:

- a) curb stop – water valve
- b) sidewalks, curbs and gutters
- c) driveway aprons and asphalt
- d) boulevard landscaping and trees
- e) rear gutters and walkways
- f) light standards
- g) fire hydrants
- h) cathodic protection points
- i) grading and drainage swales
- j) fencing
- k) entry features
- l) landscaping

## 11.2 Architectural and Landscaping Deposit

A damage deposit in the amount of \$5,000.00 (per lot) is due upon payout of the lot by the builder/purchaser to ensure that:

- a) The builder/purchaser constructs and finishes the house as per the plans approved by Windward Landtec Inc.
- b) The builder/purchaser completes all front and rear yard landscaping as per the plans approved by Windward Landtec Inc.
- c) Final Grade Certificate is approved by Sturgeon County

## 11.3 Return of Security Deposits

Security deposits will only be released to the person(s) listed on the Agreement for Purchase and Sale. Builders may assign security deposit release to their customers by providing a letter of authorization to the Developer.

### 11.3.1 Return of Security Deposit

Security deposits will not be returned until 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 final acceptance of all municipal services by the municipality, an inspection is conducted. Any damages to improvements listed in Section 11.1 will be noted and repaired at the cost of the property owner, unless otherwise noted on the required Lot Inspection Report. Refer to Section 10. If the Lot Inspection Report is not completed, the damage will be deemed the property owners' responsibility, and the cost will be deducted from the Security Deposit. **Property owners are responsible for any damages on their lot from the date of purchase.**

All builders/property owners must contact the Developer for release of Security Deposit.

### 11.3.2 Return of Architectural and Landscaping Deposit

The architectural/landscaping deposit will be released to the property owner upon satisfactory completion of the house as per the architectural approval and completion of landscaping. To initiate an architectural inspection and return of the deposit, the following must be completed:

- Construction completed
- Exterior and landscaping completed in accordance with these guidelines AND as per the house plan approval
- Landscaping completed as per the landscape plans approved
- Final grading completed
- Final grading certificates and approved grading inspection report provided
- Water valve exposed and marked
- Sidewalks, street, gutter and curbs in clean condition

- Written request to Windward Landtec Inc. to conduct the inspection. The request must include the final grade certificate.

Once the final inspection is complete, a report will be sent to the Developer. The Purchaser will be notified of any landscaping deficiencies and will be given a time frame in which to correct the deficiencies.

Upon receipt of an approved final inspection, all builders/property owners must contact the Developer for release of the Architectural and Landscaping Deposit.

## **12 SHOWHOMES**

No person or corporation shall construct, build or operate a show home or create facilities or areas for promoting the sale or rental of the residential buildings on the Lot or erect or install any sign or promotional device or display or use the Vendor's name or the name of the subdivision where the Lot is located without permission in writing from Beaverbrook Sturgeon Ltd. Nothing shall be done by or on behalf of the Lot owner, or in or about the subdivision in which the lot is located which shall, in the opinion of the Developer, be detrimental to the subdivision as a whole.

A show home means a staffed and/or furnished home which is open to the public during regular business hours as determined by the Vendor in its sole discretion. If the owner of the Lot shall fail to comply with the provisions hereof, the Developer may, at the expense of the owner of the Lot (in addition to any other rights or remedies the Developer may have) perform all acts required to cause such compliance including without restriction, the removal of any such sign, device, or display, and proceed with an injunction to order the immediate closure of the show home.

The owner of the Lot agrees that irreparable harm would result to the Developer in the event of a breach or non-compliance with this provision and that damages would be an inadequate remedy and therefore in addition to any other right the Developer may have, the Developer shall be entitled to, and the Lot owner consents to the granting of injunctive relief to prevent the breach or continued breach or otherwise to enforce the provisions of this Article and the Architectural Guidelines set out above.

The cost incurred by the developer in doing so shall be payable by the owner of the lot to the Developer on demand as a debt due to the Developer and the owner of the Lot hereby grants the Developer an interest in the land and permits the registration of a caveat on title to the lot until such debt is paid in full with interest and costs (solicitor client).

## **13 LIMITATIONS**

The information contained herein is intended as a guide. Neither the Developer nor its Consultants shall have any liability whatsoever for any defect or lack of suitability in any of the materials or products suggested by or required by these guidelines. The Developer and its

designated Consultant make no representation or warranties as to the accuracy or completeness of this information. The enforcement of these guidelines and interpretation of same shall be at the sole discretion of the Developer and its Consultants who reserves the right to revise these guidelines without notice.

**Absolutely no construction shall commence or be permitted on any lot in River's Gate until Final Approval of the proposed plans, elevations, lot siting, and colour scheme has been given by the Developer and its Consultants. The Owner shall be fully and solely responsible for taking all steps necessary to obtain such approval.**

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## APPENDIX A – ROOFING MATERIALS

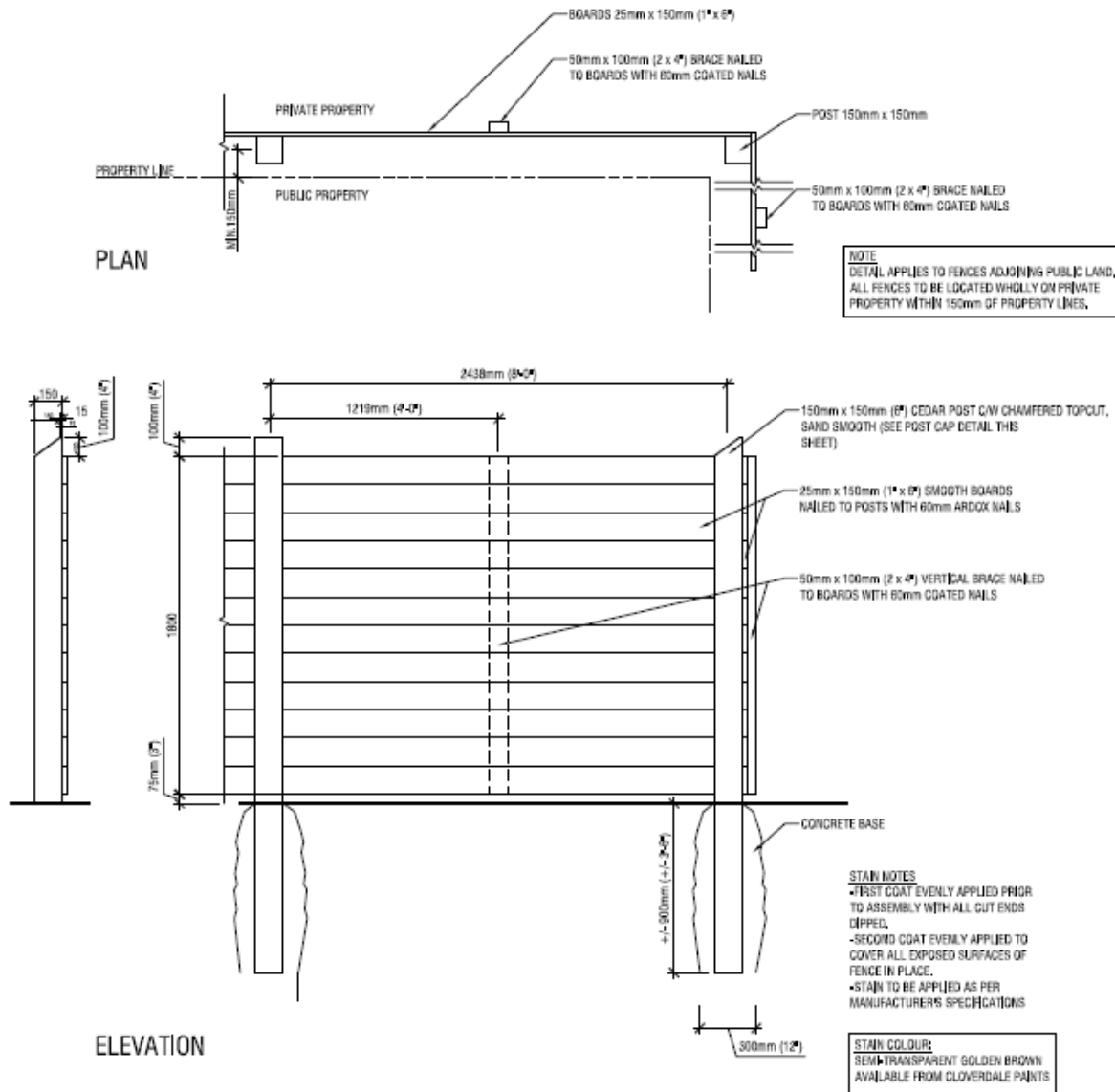
Approved roofing products and colours for The Club & Residences of River’s Gate

Decra (metal)	Shake Profile Shingle	Compatible colours reviewed on individual basis Compatible colours reviewed on individual basis
Concrete Tiles	Slate Profile Shake Profile	Compatible colours reviewed in individual basis Compatible colours reviewed on individual basis
Wood Shakes		Cedar only

Other roof finishes will be considered if it can be shown by the Owner that these are in keeping with the overall objectives of these Guidelines. The approval will be at the sole and unfettered discretion of the Developer and Design Consultant.

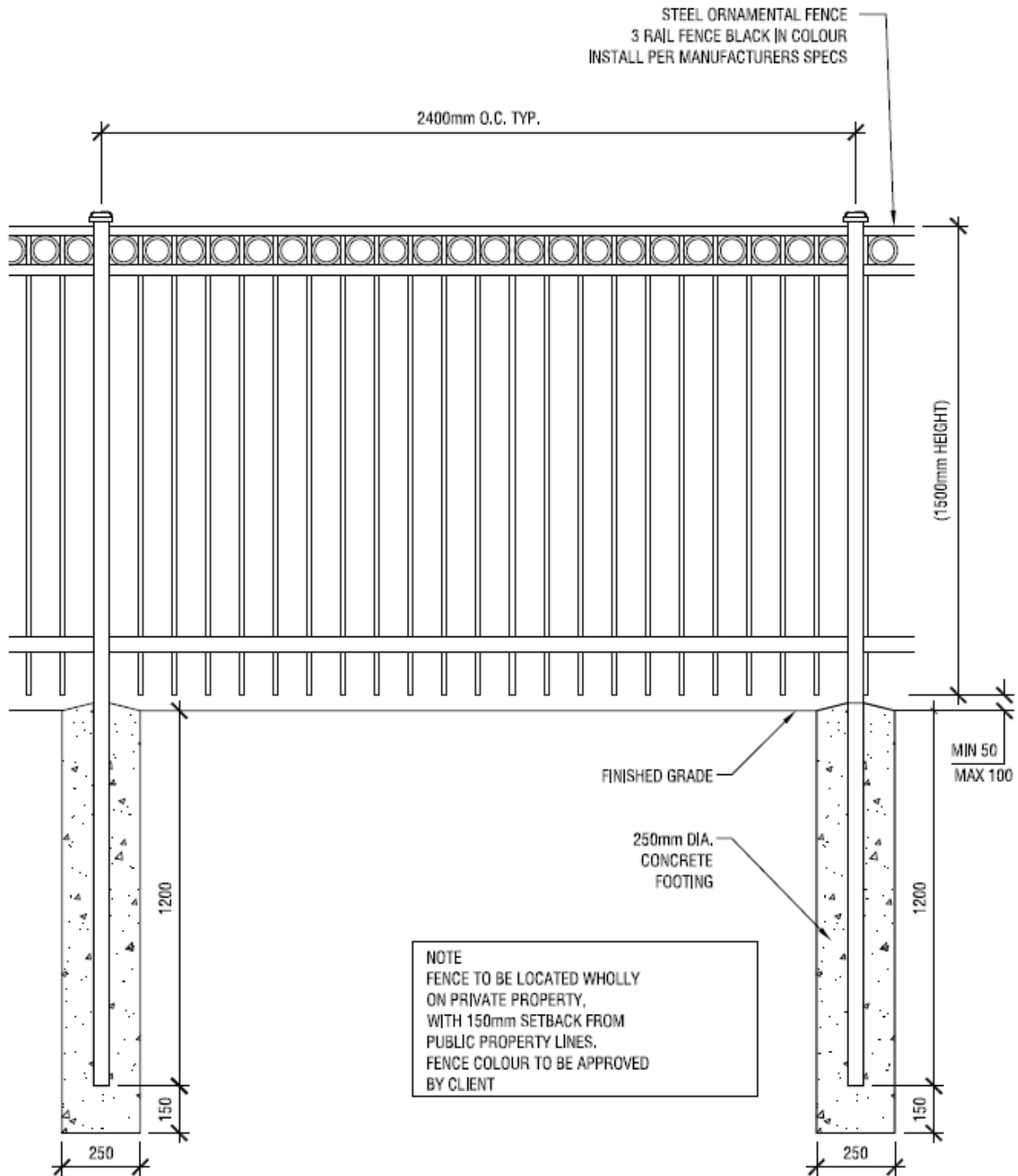
## APPENDIX B – FENCE DETAILS

**FIGURE 1: WOOD SCREEN FENCE DETAIL**



**1.8m HEIGHT WOOD SCREEN FENCE**  
SCALE 1:25

**FIGURE 2: DECORATIVE STEEL FENCE DETAIL**



**DECORATIVE STEEL FENCE DETAIL**

N.T.S.



## APPENDIX C – LOT INSPECTION REPORT



### LOT INSPECTION REPORT

This lot inspection Report is to be completed and emailed to Beaverbrook at [info@beaverbrook.ca](mailto:info@beaverbrook.ca) within SEVEN (7) days of lot purchase

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

Subdivision THE CLUB & RESIDENCES OF RIVER'S  
GATE

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

Lot \_\_\_\_\_

Block \_\_\_\_\_

Plan \_\_\_\_\_

#### *INSPECTION OF MUNICIPAL IMPROVEMENTS*

Sidewalk \_\_\_\_\_

Curb \_\_\_\_\_

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

Swale \_\_\_\_\_

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

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

Comments \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## APPENDIX D – HOME STYLES AND CHARACTERISTICS

The following section provides detailed elements common to each respective architectural style to assist with appropriate home design, articulation and appeal.

### English Tudor

#### *General*

Classic Tudor reflects an era of evolution, innovation and the melding of form with function. Its design elements are shaped by considerations of lifestyle, climate, available materials and building techniques in pre-industrial age England.

#### *Roofs*

Tudor homes typically have steep-pitched, side-gabled roofs. Hipped-style roofs modified with gables are also used. In some cases, several small gables are incorporated in designs, such as dormers projecting through hipped roofs. Within these gables, vents are a distinctive architectural feature.

#### *Walls*

Various combinations of stone, brick, stucco, and timbers are traits of this style. Half timbers imbedded in a stucco facade are most often used on the upper half of the house as a stylish exterior representation of the home's post and beam framework. In many cases, brick and stone are used on the lower half of the home, with particular attention paid to the archway over the entrance door. In addition, decorative corner quoins are frequently used in the brick work of the home's façade. Commonly, the upper floor will cantilever out over the lower level walls, thereby increasing useable floor space while keeping water run-off away from the main level.

#### *Doors*

Entry doors are oversized planked wood, often doubled and frequently displaying glazed windows. Carriage house doors — the equivalent of today's garage doors — reflect the style of cross-timbered gables. In order to avoid an overwhelming perception of mass, multiple single garage doors are often specified in today's Tudor designs.

#### *Windows*

Several important considerations impacted the design and use of window elements in the English Tudor style. The emerging use of glass enabled the replacement of cut openings covered by shutters on the outside and tapestries inside. Glass answered the need to bring light into the rooms while maintaining the heat from fireplaces in cold weather months. Operable glass windows enabled access to ventilation in warmer months, while cooking fires resulted in overly hot and stuffy interiors. Tudor era technology was unable to create large single pane windows. Moreover, overly large windows would serve to enhance heat loss in winter. The Tudor design answer to these factors was to feature compact bay windows and tall, thin casement windows

grouped in threes or fours. These windows made use of a multitude of small, thick diamond-shaped panes which were leaded together.

### *Chimneys*

In order to ensure proper updrafts from fireplaces throughout the Tudor home, the style made use of tall brick chimneys which were either incorporated into front facades or in clear view from the front of the home. Owing to their visibility and the fact that these chimneys often shared more than one flue, their design was both highly decorative and massive.

## Georgian

### *General*

The Georgian style represents a sense of formal, palatial living. The design is attractive and stately, dignified by its pleasant, symmetrical proportions.

### *Roofs*

Georgian homes usually exhibit a high hip or gable roof, typically with arched dormers to emulate a 2½ storey look. Roof materials are generally black slate or black painted shingles. Some roofs, such as in the Federal style, display a flat, centrally-positioned area commonly surrounded by an ornate railing called a balustrade.

### *Walls*

Brick and wood are the main materials for exterior walls. In the case of brick, a belt course or change in the masonry pattern is often introduced where the first floor meets the second, creating a band around the middle of the house. Most period homes feature checkerboard corner quoins extending up to the eaves as an added design element. Small block-shaped dentils are incorporated into the cornice molding at the top of exterior walls.

### *Entranceways*

Georgian entranceways, centrally located on the front facade, are often framed by pilasters, partly built into and partly projecting from the wall. In more elaborate treatments, porticos featuring two or more free-standing pillars form the entranceway while supporting a balcony or triangular-shaped portico with dentil detailing. During the Federal Period, arched brick entranceways were introduced as were circular and semi-circular windows above the entrance.

### *Doors*

Fluted entrance doors are paneled and often accompanied by elegant side lights, pilasters and broken arch pediments. With the necessity to include garages in today's Georgian designs, garage doors reflect the paneled style and classic elements of traditional Georgian entrance doors.

### *Windows*

Windows are double hung with multiple panels in each sash, held in place by rectangular muntin bars in grid patterns that are generally 6 over 9 or 9 over 12. Lintels above windows typically feature a keystone element or decorative crown molding while window sills are constructed of stone or brick. Shutters were introduced during the Federal Period as both a decorative and practical fixture. Similarly, Palladian windows and fan lights came to be incorporated into both window and entrance door treatments at this time.

### *Chimneys*

As in the case of English Tudor designs, Georgian brick chimneys are tall, massive and decoratively accented as they are generally in view of the front facade.

## French/French Country

### *General*

The French influence on Home styles is similar to the Georgian contemporaries, displaying beautiful proportions and a fine formal balance.

### *Roofs*

The French style, adapted to North America, is a stately design distinguished by its steep-pitch roofs and extended roof lines broken by numerous dormers to create a 1½ storey or a 2½ storey look. Turreted roof aspects are another common feature of French style. Arches, another important element of the French style home, are often used on dormers to accentuate window tops, roof lines and vents.

### *Walls*

French style homes are usually 1½ to 2½ storeys high with brick, stone or stucco walls. Brick exteriors have long been a prominent part of French architecture. As in the case of their Georgian counterparts, French architects included stone or brick quoins in their designs to accentuate exterior corners. Similarly, they also specified dentils within cornice moldings at the top of exterior walls.

### *Windows*

Such was the affinity of French architecture for uplifting curvature that arched windows would often break through the roof line where the wall meets the eave. Generally, casement windows were the style of choice, whether arched or not. Often wrought iron accents were used on roof tops and around windows.

### *Entranceways and Doors*

Many homes feature tall narrow windows flanking a grand two storey entrance. Double doors are commonly the entrance design feature of choice, displaying raised panels topped by an arched over-frame window treatment. Many contemporary French-style designs reflect the panel relief treatment of entrance doors in their garage door styling. Overwhelming massiveness is avoided by utilizing multiple single openings.

### *Chimneys*

In comparison to Georgian homes, French style chimneys tend to be more elaborate in their use of crowning corbels, almost by way of emphasis on design sensibilities that attended to even the smallest detail.

## California Style

### *Overall Building Massing*

The California style includes all model types. Roof slopes are moderate at 6/12 to 8/12 with overhangs of up to 24”.

### *Roof Styles*

Permitted roof styles include cottage and side gables. Inset front facing gables are unadorned.

### *Window Styles and Placement*

Windows are various sizes and have a high ratio to wall surface. Windows often include definite transoms in rectangular or elliptical shape. Circle head or round top windows are not suited. Windows may be plain or include simple grill pattern.

### *Stone or Brick Profiles*

Stacked tyndal stone, ledge stone and stone tile may be applied in substantial form and subtle colours.

### *Exterior Cladding*

California homes are finished in sand float finish stucco.

### *Colours*

Colours suited to this style include light to medium neutrals with very subtle differences at detailing and cut lines. Pastel colours are not suitable.

### *Defining Details and Entrance Treatment*

Detailing on the California style is defined by subtle differences in stucco planes and shallow arch details. Recessed stucco channels may be appropriate for definition; however, raised stucco bands are not appropriate. The entry is wide and enclosed at the first level of a proportionate height and is often recessed.

## Craftsman Style

### *Overall Building Massing*

The Craftsman, or Arts and Crafts, style includes bungalows, 1½-storey and 2-storey designs with low pitched roofs. Roof overhangs are 1'6" minimum and 2'0" preferred. Verandas are integral and dormers emphasize the styling.

### *Roof Styles*

Permitted roof styles include cottage and gable roofs either side to side or front to back combinations. Roof pitches are 5/12 or greater than 8/12 with front facing inset gables.

### *Window Styles and Placement*

Windows have a vertical orientation: double hung or divided panes with grills in the upper sash while the lower sash is plain. Window surrounds are simple. Windows should be ganged in pairs at minimum.

### *Stone or Brick Profiles*

Brick, ledge stone and river rock are permitted and should be used on this style. Stone and brick may be applied at fireplace chases, columns, verandas and garages. Application in panel effect is discouraged. Stone tile is not acceptable finish for this style.

### *Exterior Cladding*

Craftsman style homes may be finished in smooth stucco, brick, or shakes. More than one dominant finish is used on each elevation, applied horizontally and separated by a wide trim board. Trims are generally painted, stained or metal clad. Stucco clad trims may not be suited. Hardie Plank siding may be permitted as an accent upon review of the consultant.

### *Colours*

Colours suited to the Craftsman style include deep earth tones accented by heavy white trims. Colours may also be tone on tone.

### *Defining Details and Entrance Treatment*

Partial and full width verandas are a major element of the Craftsman style. Verandas often have a gable roof consistent in pitch and detailing with the main roof, and typically supported by massive tapered columns. The columns may be full height or half height resting on the veranda deck or extending from roof to ground. The base will be larger than the post and likely tapered in stone, shakes or a painted finish. Dormers and inset gables are finished in shakes, exposed beams or angle braces. Entry doors are simple in styling and include small glass panes.

## Colonial Style

### *Overall Building Massing*

The Colonial styles include 1½-storey, 2-storey and bungalow models designed with a simple rectangular footprint. Roof slopes are 7/12 or greater with eave overhangs of 12" to 18". Dormers and/or front facing gables clad in the same material as the walls add interest and reinforce the styling.

### *Roof Styles*

Permitted roof styles include a hip roof and gables sloping either side by side or front to back. Style is further defined by entrance treatment. Roof pitch is 7/12 or greater. Dormers and/or front facing gables are common.

### *Window Styles and Placement*

Windows are aligned, symmetrically balanced and are strictly vertical in orientation. They may be ganged in pairs. Both top and bottom sash should have a grid pattern of 6 to 12 panes per sash.

### *Stone or Brick Profiles*

Brick or ledge stone are used in panel effect and, in addition, often adorn fireplace chases and chimneys. Full brick/stone fronts are encouraged in this style.

### *Exterior Cladding*

The Colonial home is commonly clad in brick or horizontal siding (no vinyl siding). Decorative moldings are typically installed at the eave line for emphasis. Acrylic or smooth stucco may be used in combination with brick, stone or shake finishes. Hardie plank siding may be permitted in smaller applications.

### *Colours*

Colours suited to the Colonial style are light neutrals (white and cream) for siding with red or darker tones for brick exteriors. Colours must be contrasting in tone. Trim and window colours are usually white. A dark accent colour such as black, dark red or forest green is common.

### *Defining Details and Entrance Treatment*

Entrances may feature a full veranda, gable entry porch or pediment supported by pilasters. Shutters are characteristic of this style. Decorative moldings, gable trims and dormers reinforce this style.



## Prairie Style

### *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.

### *Roof Styles*

Characterized by a simple hip or side gable roof.

### *Window Styles and Placement*

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

### *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 smooth stucco or flat brick, often outlined with wood trim. Hardie Plank siding may be suitable in smaller applications.

### *Colours*

Colours suited to the Prairie style are mid- to dark-earth tones with monochromatic or darker contrasting trims.

### *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.

## Contemporary / Modern Style

### *Overall Building Massing*

Bungalow and 2-storey models are permitted. Roofs may be moderate to high pitch, dominating the facade. Flat roof designs will be considered on an individual basis with consideration for the overall streetscape. Roof overhangs are wide on moderate pitch roofs and shallow on high pitch roofs. The contemporary style eschews much of the traditional form and detail. In The Club & Residences of River's Gate 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. Flat roof designs will be considered on an individual basis with consideration for the overall streetscape.

### *Window Styles and Placement*

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 with smooth stucco being the most common. Acrylic, smooth and knock down stucco are permitted.

### *Colours*

Colours as finishes, are natural and subtle. The flamboyant colours 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.