



Architectural Design Guidelines

Lots 66 to 75, Block 1

Plan Number: 1425355
[Registered November 28, 2014]

November, 2014

LANDREX INC.

CONTENTS

| | |
|--|----|
| DIRECTORY | 2 |
| CONTEXT MAP | 3 |
| 1.0 OBJECTIVE | 4 |
| 2.0 ARCHITECTURAL STYLES | 4 |
| 3.0 STREETScape | 4 |
| 4.0 HOUSE SIZE | 5 |
| 5.0 SITE PLANNING AND GRADING | 5 |
| 6.0 GARAGE/DRIVEWAY | 6 |
| 7.0 IDENTICAL ELEVATION | 7 |
| 8.0 EXTERIOR COLORS | 7 |
| 9.0 CORNER LOTS | 7 |
| 10.0 WALK-OUTS | 7 |
| 10.1 High Visibility Lots | 7 |
| 11.0 ROOFING | 8 |
| 12.0 EXTERIOR FINISHES | 8 |
| 13.0 FENCING/LANDSCAPING/OTHER | 9 |
| 13.1 Landscaping | 9 |
| 13.2 Accessory Buildings | 9 |
| 13.3 Downspouts | 10 |
| 13.4 Dog Runs | 10 |
| 13.5 Recreation Equipment/Vehicles and Commercial Vehicles | 10 |
| 13.6 Satellite Dishes/Antennas | 10 |
| 14.0 INTERPRETATIONS | 10 |
| 15.0 SITING | 11 |
| 15.1 Consultant | 11 |
| 15.2 City Regulations | 11 |
| 15.3 Grading | 11 |
| 15.4 Plot Plans | 11 |
| 16.0 SUBDIVISION APPEARANCE | 12 |
| 16.1 Signage | 12 |
| 16.2 Excavation Material | 12 |
| 16.3 Clean Up | 12 |
| 16.4 Construction Activity | 12 |
| 17.0 APPROVAL PROCESS | 12 |
| 18.0 SECURITY DEPOSIT | 13 |
| 18.1 Deposit Return Procedure | 13 |
| ARCHITECTURAL STYLES | 14 |
| APPENDIX A - Approved Roofing Products | 25 |
| APPENDIX B – Fencing Details | 26 |

DIRECTORY

- Engineers:** **ISL Engineering and Land Services Ltd**
Suite 100, 7909-51 Avenue
Edmonton, Alberta
Attention: Sean Novak
Phone: (780) 438-9000
Fax: (780) 438-3700
- Architectural Applications:** **Windward Landtec Inc.**
12128 - 121 A Street
Edmonton, Alberta T5L 0A4
Attention: Ray Jacobson
Phone: (780) 454-6799
Fax: (780) 454-6896
- Surveyor:** **Pals Geomatics Corp**
10704 – 176 Street
Edmonton, Alberta
Attention: Scott Morin
Phone: (780) 455-3177
Fax: (780) 481-1301
- Solicitor:** **Garry Wetsch**
#220, 190 Boudreau Road
St. Albert, Alberta
Phone: (780) 459-5263
Fax: (780) 459-1220
- Geotechnical Consultants:** **J.R Paine & Associates Ltd**
17505 – 106 Avenue
Edmonton, Alberta
Phone: (780) 489-0700
Fax: (780) 489-0800
- Developer:** **Landrex Inc.**
#220, 190 Boudreau Road
Edmonton, Alberta
Attention: Heather McLeod
Phone: (780) 459-5263
Fax: (780) 459-1220

CONTEXT/LOCATION MAP



1.0 OBJECTIVE: The Community Orchard Court

The objective of the Architectural Guidelines is to ensure the very highest standard of visual appeal and image; ensuring compatibility among homes and integration of the community into the natural landscape. Outlining the opportunities and constraints of building, these guidelines will assist builders, designers and home buyers in achieving problem free construction.

The information contained herein is provided as a guide and the Developer and its designated Consultant make no warranties or representations as to the accuracy or completeness of these guidelines. Purchasers shall be fully and solely responsible for all designs which follow these guidelines and for the conformance to the appropriate building codes. The guidelines may be altered, amended or varied by the Landrex Architectural Committee in its sole and absolute discretion.

2.0 ARCHITECTURAL STYLES

The following architectural styles will be permitted in Orchard Court, namely: English Tudor, Georgian, French, Victorian, California, Craftsman, Colonial, Heritage, Prairie and Contemporary.

Examples of the above styles have been included at the end of the Guidelines and it is recommended that the Owner further research and become familiar with the correct details of the housing style of choice. Careful review of the detailed descriptions and proper interpretations of each style are essential to achieve the architectural goals.

The correct and appropriate massing, proportions and detailing – true to the style – are critical to the architectural merit of the home and are elements that communicate the quality of the design.

The Owner, in submitting detailed plans and specifications for approval, is solely responsible for establishing, to the satisfaction of the Developer and the Architectural Consultant, the appropriateness of the design, not only in the context of the chosen architectural style, but also for the Lot and the Neighbourhood generally. The appropriateness and acceptability of all designs are in the sole discretion of the Developer and the Architectural Consultant.

3.0 STREETSCAPE

Care must be taken to integrate the unique values of each home with special attention to the relationship with neighboring properties. Relative massing, siting and style will be of utmost importance in assuring each home compliments its neighbor and the subdivision. Building massing, siting and style may be adjusted and/or alternate treatments requested to reinforce the streetscape. Entranceways will be covered at a level that encloses and protects the space,

at the first level or a height proportionate to the design. The style, width, height and detailing of entranceways will together create a sense of arrival.

4.0 HOUSE SIZE

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 neighboring houses. As a maximum, the garage frontage may not be more than 65% of the pocket width. Additional garage width beyond this requirement will be allowed at the discretion of the Consultant and will be reviewed in context to additional design elements on the front of the home.

The minimum house width at both the front and rear elevations must be within 2' of the building pocket for all lots. This requirement may be waived for homes on irregular or larger lots at the discretion of the consultant.

Orchard Court will provide room for homes to be built well in excess of the minimum requirements noted below. However, the minimums provide the opportunity for variations in size which, when combined with landscaping considerations, will contribute to the ultimate character of the neighborhood.

| SIZES (Single Family Homes) 66 to 75, Block 1 | |
|--|----------------|
| TYPE | Sq. Ft. |
| Bungalow | 1500 |
| 1 1/2 Storey | 2000 |
| 2 Storey | 2000 |

Homes incorporating a garage offset of more than 2' will be specifically reviewed for suitability. Homes will be reviewed on their individual merits of design, massing, proportion, and compatibility and, where the Architectural Consultant considers the plan to be exceptional, and, provided that the house confirms with the general trend of the neighborhood, exceptions may be considered.

5.0 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.

Natural elements such as boulders are preferred for construction of all retaining walls, to provide a blend with the natural terrain. If the retaining structure is to be more than one meter in height, it must be stepped to reduce the wall's visual mass.

Special attention is to be given to the treatment of exposed concrete foundation walls. A maximum of 1' of parged concrete will be permitted on the front elevation and 2' on all remaining elevations of the homes. Variation in grade and basement design may require cladding material be lowered or extended to within 2' of ground level.

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

Homes will be reviewed on their individual merits of design, massing, proportion and compatibility and, where the Architectural Consultant considers the plan to be exceptional, and, provided that the house conforms to the general trend of the neighborhood, exceptions may be considered.

6.0 GARAGE/DRIVEWAY

Double attached as a minimum attached front drive garages are allowed under the massing guidelines previously discussed and must be located in accordance with the garage location plan. Driveways and front walks must be exposed aggregate concrete, stamped concrete or concrete paving stones. In all cases, the colour of the concrete or pavers must be approved prior to application. Driveways are recommended to have organic shape with a maximum driveway width at the front property line not larger than the width of the garage. Any driveway extension should be requested and will be reviewed by the consultant for acceptance. 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.

A maximum of 18" must be maintained between overhead garage door and the eave line. Where the height exceeds 18", special detailing may be required. Gable ends will require appropriate detailing to soften the visual impact accordingly. Garage overhead doors must be compatible with house in style.

The use of glass panels in overhead doors is recommended as illustrated for all lots. The style of glass panels must be as shown. Sunburst or other patterns will not be permitted. Custom Carriage doors will be allowed if appropriate to the design of the home.

The garage overhead door must be the same colour as the cladding or when the garage front is brick or stone, the overhead door may be the same colour as the trim. As an additional alternative the garage door colour may also be matched to the brick or stone colour. Corners of overhead door must be straight or curved. Angled corners will not be permitted.

7.0 IDENTICAL ELEVATIONS

Similar or approximately identical elevations must not be repeated within three lots or directly across the street (XOABX). To be considered different, an alternate elevation must reflect substantial modifications. Repetitive use of elevations will be monitored to ensure interesting streetscape.

8.0 EXTERIOR COLORS

Colors will be approved on an individual basis. Colors will not be duplicated on adjacent lots. The use of a third accent color is strongly encouraged. In keeping with the character of the neighborhood and in consideration of blended streetscapes, pastel colors are not permitted. Darker color palettes will dominate the streetscapes. White and lighter cladding colors may be used moderately in combination with darker palettes in contrast.

9.0 CORNER LOTS

Houses on corner lots require special consideration. Flanking side elevation will have suitable front, side and rear elevation treatment with principal roof planes sloping toward view. All models will be considered for corner lots based on their unique suitability to these locations. Models will require variation in wall planes, substantial roof line between floors, appropriate wall heights, window placement and detailing.

10.0 WALKOUT LOTS

The rear or the front elevation of these homes requires special design consideration and must avoid large expanses of blank wall space as well as a three storey towering appearance. The architectural devices that will best achieve the desired elevation are a combination of various wall planes, downhill sloping roofs in combination with dormers, decks and balconies. The distance from grade to the first eave line should not be more than 20'.

10.1 High Visibility Lots

High visibility rear elevations require special design consideration. These elevations must have openings of a number and size that is suited to the wall area, and incorporate detailing consistent with the front elevation and overall design.

11.0 **ROOFING**

To provide a unifying theme throughout the subdivision, the minimum roof pitch will be 6/12, with the exception of bungalows which will require a 7/12 pitch to adjust massing. In consideration of overall massing and style, some secondary roofs may not be subject to this minimum requirement.

Roof overhangs will be proportionate to the design with suitable overhangs incorporated

At all cantilevers, box-outs and bays require a minimum 8" (eight inch) fascia.

Chimneys and flues must be contained within a corbelled chase, finished in a style consistent with the home design.

Refer to Appendix A for the approved roofing materials and colours.

12.0 **EXTERIOR FINISHES**

To achieve the standard and caliber of visual appeal, a requirement for architectural detailing and continuity will apply to all homes.

Brick or stone, a **minimum of 150 square feet**, will be required on all homes.

The use of window and door surrounds will be a feature on all homes. Trim will be a minimum 6". A reduced trim of 5" in a textured smart board will also be acceptable.

Entranceways will be covered at a level that encloses and protects the space at the first level or a height proportionate to the design. Wooden verandas and porches must be skirted to grade with closed risers. The front facing elements of these verandahs must be accented with stone or brick. All exposed wood is to be stained to match the wall colour or trim colour.

Louvres and trim details must be consistent with the chosen architectural style.

Acceptable cladding materials include:

- brick, stone or shale in stacked application;
- James Hardie Board or hardboard siding (ie: Canexel), pre-finished (long life), horizontal application, in dark pallet;
- stucco of sand float finish in darker palettes upon consultants review.

River rock will be considered on an individual basis

All trim details and masonry must be returned 2 feet around corners.

Where columns or posts are used on the front or highly visible elevations, they are to be of substantial form and solid in appearance (minimum 12 x12). Columns and posts should include suitable step details at top and bottom.

Homes will be reviewed on their individual merits of design, massing proportion and compatibility and, where the Architectural Consultant considers the plan to be exceptional, and, provided that the house conforms to the general trend of the neighborhood, exceptions may be considered.

13.0 **FENCING / LANDSCAPING / OTHER**

Wood fencing is acceptable on all lots and shall be consistent in design and color with the fencing style established for the community, an illustration of which is attached.

13.1 Landscaping

It is the responsibility of the homeowner to landscape the front yard and the rear yards of all high visibility lots. In the case of corner lots, the front yard shall include the flanking side yard to the sidewalk, curb or boulevard and to the rear corner of the house.

All eco-scaping proposals shall include a minimum of 50% sod and must be approved by the Consultant.

The minimum landscape standard for all lots shall consist of sod, two trees and a prepared shrub bed containing at least six shrubs. In addition the rear yard of all high visibility lots will require sod and two additional trees. The minimum deciduous tree shall be 2" caliper for front yard and 2" caliper for rear yards - measured 6" above ground. The minimum coniferous tree (spruce or pine) must be a minimum 6' tall. Shrubs shall be 2' in height or spread. A prepared bed is defined by edging (landscaping vinyl, brick, concrete, etc.).

All landscaping must be completed, in accordance with the requirements, within one year of occupancy.

To ensure compliance with the landscaping requirements, a Security Deposit must be paid by the Purchaser. (See item 18 for details on Security Deposits)

13.2 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 color,

with the house. Roof style and materials are to match the materials used on the roof of the house.

13.3 Downspouts

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

13.4 Dog Runs

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

13.5 Recreation Equipment / Vehicles and Commercial Vehicles

No House trailer, recreation vehicle, trailer of any kind, truck, camper, boat, or other vehicle over $\frac{3}{4}$ ton, farm machinery or any vehicle of any kind not functional or in a state of disrepair shall be parked, kept, stored, placed or maintained on any lot in the Neighborhood in such a way that it is visible from the street or any Public Lands. No house trailer, recreation vehicle, trailer of any kind, truck, camper, boat or other vehicle over $\frac{3}{4}$ ton shall be parked, kept, stored, placed, or maintained on any lot in the Neighborhood except 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 by prescribed wood fencing and that there will be no adverse effect on any proposed, approved or 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 any home for more than 48 hours in any consecutive 72 hour period.

13.6 Satellite dishes / Antennas

Satellite dishes or antennas or other communications equipment must be completely screened from public view and shall not exceed 18" in diameter. Such equipment should be hung and mounted to ensure that they cannot be seen from the street or any public lands.

14.0 **INTERPRETATION**

Absolutely NO Development or construction shall be commenced or permitted on any lot in the Subdivision until Final Approval of the proposed plans, elevations, lot siting and colour scheme has been given by the Developer and its Architectural Consultant. The Owner shall be fully and solely responsible for taking all steps and doing all things necessary to obtain such approval.

The information provided is to be used as a guide. The Developer and its Consultants make no representations or warranties as to the accuracy of the information provided, nor shall they be responsible for any losses or damages resulting from the use thereof.

Neither the Developer nor its Consultants shall have any liability for any deficiency in any of the materials suggested by these Guidelines or in respect of any other matter or occurrence arising in respect of these Guidelines.

The enforcement and interpretation of these guidelines shall be at the sole and unfettered discretion of the Developer and their Consultants.

The Developer and its Consultants reserve the right to revise these Guidelines in their sole and unfettered discretion at any time and without notice.

15.0 **SITING**

15.1 City Regulations

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

15.2 Grading

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

15.3 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

16.0

17.0 **SUBDIVISION APPEARANCE**

17.1 Signage

In order to maintain cohesiveness for signage within the subdivision, 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.

17.2 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.

17.3 Clean-Up

Builders should encourage timely removal by all sub-trades of litter on building sites. Failure to comply will result in a clean-up bill being charged to the lot. **Supply of bins by the Builder is mandatory.**

17.4 Construction Activity

Each Builder is responsible for inspecting the condition of curbs, sidewalks, street lights, services, etc. on his lot and must submit written notice of any damages to the Developer at possession, otherwise costs for repairing any damages becomes the sole responsibility of the Purchaser.

18.0 **APPROVAL PROCESS**

Before applying to the City for a development permit, the applicant shall submit plans for approval of WINDWARD LANDTEC INC. Application shall include the following:

- a) One complete set of house plans; 1/4" or 3/16" to 1; scale;
- b) Two copies of the Plot Plan, prepared by Pals Geomatics Corp. 1:300 scale;
- c) Completed application form;
- d) Material and color samples, as required.

WINDWARD LANDTEC INC. will review the plans and recommend approval, modifications, or rejection of the application based on the adherence of the plans to these guidelines. Should disputes arise, the Developer shall make the final decision on acceptability of the plans. 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, colors, rooflines 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 Vendor.

No stakeout will be granted until approved by WINDWARD LANDTEC INC.

19.0 **SECURITY DEPOSIT**

A security deposit or Letter of Credit in the amount of \$10,000.00 (or as arranged with Developer when purchasing multiple lots) is due at possession to cover the following;

1. Contravention of architectural objectives.
2. Possible damage to:
 - 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

19.1 **Deposit Return Procedure**

Upon completion of construction, site works and landscaping, a final inspection is done to ensure compliance with the Architectural Guidelines and to check for any damages to municipal improvements. The following items must be completed prior to a request for final inspection:

- Home constructed in compliance with the Guidelines and the approved plan;
- Construction complete on exterior, site cleared of all debris, sidewalks and curbs cleaned, cc marked and exposed;
- Landscaping completed in accordance with guideline requirements;
- Grading certificate for rough grade is provided with City approval.

If the architectural/ landscape inspection fails and more than one inspection is required the inspection fee will be held back from the deposit.

To initiate the final inspection, a request form accompanied by the approved grading must be forwarded by the Builder to Windward Landtec Inc.

ARCHITECTURAL STYLES

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.

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

Using commonly available building materials, various combinations of stone, brick, stucco and timbers were and are prevalent traits of this style. Half timbers imbedded in a stucco facade were 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 were used on the lower half of the home, with particular attention paid to the archway over the entrance door. In addition, decorative corner quoins were frequently used in the brick work of the home's facade. Commonly, the upper floor would cantilever out over the lower level walls, thereby increasing useable floor space while keeping water run-off away from main level windows and brick in winter, and providing shade in summer.

Doors

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

Windows

Several important considerations impact 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 rooms while maintaining the heat from fireplaces in cold weather months. Operable glass windows enabled access to ventilation in warmer months, when 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 was attractive and stately, dignified by its pleasant and symmetrical proportions.

The introduction of crowning touches including pillars, porticos, cupolas, fan lights, window shutters, arched dormers and the use of wood are typical elements of this style.

Georgian homes usually exhibited a high hip or gable roof, typically with arched dormers to emulate a 2 storey look. Roof materials were generally black slate or black painted shingles. Some roofs, such as in the Federal style, displayed a flat centrally-positioned area commonly surrounded by an ornate railing called a balustrade.

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

Entranceways

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

Doors

Fluted entrance doors were 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 were 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 featured a keystone element or decorative crown molding while window sills were 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 were tall, massive and decoratively accented as they were generally in view of the front facade.

FRENCH

General

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

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 1 storey or a 2 storey look. Turreted roof aspects are another common feature of French style. Arches, another important element of the French style home, were often used on dormers and to accentuate window tops, roof lines and vents.

French style homes are usually 1 ½ to 2 ½ storey's 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 lentils 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 elegant homes featured tall narrow windows flanking a grand two storey entrance. Double doors were 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 tended 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.

VICTORIAN

General

These 2-storey colonial interpretations generally featured grand entries, airy vestibules and some of the best aspects of other styles.

The Georgian dormers and embellished Georgian chimneys together with Federal Period service wings, Dutch roofs, English Tudor steep roof pitches and multiple window panes. Not to be ignored were fondly recalled and recreated French Provincial turrets and arched windows together with Mediterranean villa verandas and ornate Spanish colonial decorative intricacies.

Victorian style roof shapes varied considerably, offering a profusion of steep gabled elements at various heights, together with turreted sections and dormers. Wide trim fascia boards provided the finishing touch, while fringe detailing was and continues to be an important aspect of the gable ends. Georgian influence saw dormers added to rooflines in some instances, bringing light and livability to attics.

Traditionally, these designs featured an abundance of beveled horizontal clapboard. Today they are characterized by an extensive and pleasing use of brick, stucco, wood and attention to detail. Asymmetrical two-storey facades blend contrasting wall materials while incorporating decorative gable ends of wood shingles or clapboards.

Windows

Large, usually multi-pane windows were and are the norm in order to light large rooms. Unpretentious and dignified shutters, most often painted white, accentuated windows often grouped in two's or three's. Later window treatments included fan lights, bay windows borrowed from English Tudor designs, and arching brickwork to outline windows - a blend of elements from French and Georgian styles.

Porches

Early Victorian styles features a breakfast porch and a living porch at opposite ends of the house, sometimes capped with second storey balconies and commonly decorated with delicately crested spindle work. In later designs, the veranda was stretched to wrap the whole facade and became the style's most predominant element.

Entranceways and Doors

Wide, central entries warmly greeted visitors to smartly-styled front doors, often featuring decorative glazing complimented by side lights, fan lights, transom lights or pediments.

Chimneys

As in the case of so many Victorian design features, its chimneys borrowed and combined decorative attributes from other styles. In many cases, Victorian chimneys would start with the dignified look of Georgian style brick chimneys and then modify that style through the addition of decorative top detailing bearing a striking similarity to French designs.

CALIFORNIA STYLE

General

The California style borrows elements from the Mission and the Spanish Colonial Revival styles that came about in the early 20th century. This style is often found in Bungalow styles but all model types are included.

The California style is distinguished by moderate roof slopes of 6/12 to 8/12 with overhangs of up to 24". Large cottage roofs with intersecting gable ends that are not detailed are typical of this style.

Walls

All homes would be finished in smooth stucco. Additional stone would include stacked ledgerstone, tyndalstone and stone tile in substantial form and muted colors.

Windows

Windows would include large expansive sizes with transoms in a rectangular or an elliptical shape. Circlehead or Round top windows are not applicable to this style.

Entranceways and Doors

Entranceways are defined by a wide entry feature that is often recessed and enclosed at the first level of the home.

Chimneys

Chimney detailing would include a plain boxed chimney with optional corbel detailing at the top.

CRAFTSMAN STYLE

General

Craftsman style homes are known for their relaxed, simple, and informal look. The Craftsman style home may be implemented in a bungalow, 1 storey or 2 storey designs.

A low pitched roof (minimum 5/12), either gabled or hipped and extended eave overhang with exposed rafter tails are typical to this style. The use of brackets, exposed beams or angle braces and detailing at the wall for gables ends are found with this style.

These designs featured an extensive and pleasing use of brick, smooth stucco, wood and attention to detail. Usually you will find a combination of two or three of the materials blended in harmony. Brick, ledgerstone and river rock are permitted with this style and is always placed to represent a column or base treatment to the home. Horizontal placement of different materials is separated by a wide trim band. Wall planes within gable ends incorporate decorative trim bands and wood shingles or clapboards.

Windows

Windows with divided panes in the upper sash and a single pane in the lower sash are of vertical orientation with a minimum of two to three units ganged together. Window trims are complementary to the trim elements on the remaining portions of the home and are of a lighter color than the main wall color of the home. The trims are almost always white or off white.

Entranceways and Doors

Verandahs are often full width of the home and are a major element of all Craftsman style homes. Columns may be full length or resting on a base. The base is larger than the post and finished in stone, shakes or painted. The columns are sometimes tapered (wide at the base and slightly narrower at the top). Doors will include small glazing panels complimented by side lights or transom lights.

Chimneys

Standard boxed flues should be complemented by a corbelled trim 2x8 on 2x10 at the top of the chase.

COLONIAL STYLE

General

Colonial style homes have several variations including Dutch colonial, French Colonial and Georgian house design. Most typical designs are based upon a simple rectangular footprint.

The introduction of crowning touches including pillars, porticos, cupolas, fan lights, window shutters, arched dormers and the use of wood are typical elements of this style.

Front facing gable ends and dormers are typical with a roof pitch of 7/12 or greater. Roof overhangs are less at 12" to 18". Hip roofs or gables front to back be also standard with this style.

Using commonly available building materials combinations of smooth stucco, ledgerstone, brick and horizontal siding are prevalent traits of this style. In many cases, brick and stone were used on the full front of the home. Particular attention was paid to the entrance with a gabled roof element supported by ornamental columns. In addition, decorative mouldings and gable trims were frequently used.

Windows

Windows are symmetrical and aligned from lower floors to the upper floors. Vertical orientation was a predominant element and windows could be ganged in pairs.

Windows were 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 featured a keystone element or decorative crown molding while window sills were constructed of stone or brick. Shutters were introduced during the Federal Period as both a decorative and practical fixture.

Entranceways

Colonial entranceways, centrally located on the front facade, were often framed by pilasters - square columns partly built into and partly projecting from the wall. During the Federal Period, arched brick entranceways were introduced as were circular and semicircular windows above the entrance.

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

Chimneys

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

HERITAGE STYLE

General

All home types are allowed with the Heritage style.

Typical roof styles include hip or side to side and front to back gables. Roof slopes are 6/12 or greater. Roof overhangs are usually a minimum of 1'6" with an allowance for a lesser overhang with a steeper roof pitch. Front facing gables are clad in siding or shakes and are defined by shadow bands at the eave line.

The exterior may be finished in smooth stucco, brick / stone, siding (Hardie Plank) or shakes. Stone and brick are applied in a panel effect or as a substantial accent. When applied as an accent, the top edge is finished with a soldier course or heavy step trim to differentiate the materials.

Earth tone colours accented by contrasting trims are well suited to this style. White and light cladding colors are not acceptable.

Stone or brick details should include the base of all columns and verandas.

Windows

Windows have a vertical orientation and may include rectangular or elliptical transoms. Grills are installed in the entire pane or upper third. Trim elements should be used on all openings.

Entranceways and Doors

Verandas are typical with columns that are substantial with a wide base or step detail at the top and bottom.

Glass lights in traditional heritage styling are included at the overhead door. Entry doors will include square glass panes of 2 panel or 9 panel design. This style definition follows the Craftsman style with shakes, shutters and gable braces.

Chimneys

As with the Craftsman style a trim band at the top of the chase is used.

PRAIRIE

General

The 20th century brought about the development of a distinctive style known as the Prairie style. Originating in Chicago, the Prairie home plans are one of only a few native styles of American architecture. Prairie home plans were designed to adapt to the rolling prairie terrain in the Midwestern area. Prairie homes are predominately horizontal in appearance and usually have hipped roofs with very wide overhangs. Two storey designs or bungalows with an elevated central area are also typical to this design.

Permitted styles include simple hip or gable roofs with slopes of 5/12 or less. Wide overhangs of 3' and deep fascias are required.

Walls

Brick facades are typical of this style. A stacked ledgerstone is also acceptable.

Windows

Windows are usually casement style, arranged in groups and often feature stained glass in geometric pattern designs. Other features include transoms in rectangular shape. Grid patterns are not typical of this style.

Entranceways and Doors

The entry is typically recessed with side lights and is featured with massive square columns and detailing with emphasis on horizontal lines.

Chimneys

Simple brick chimneys were utilized to emphasize the horizontal design.

CONTEMPORARY

General

2 storey and bungalow home plans are allowed with this style.

Cottage and gable end roofs are typical with roof slopes of 6/12 to 8/12. Roof overhangs of 1'-6" to 2' are allowed.

A variety of finishes will be allowed with stucco being the most typical. A smooth or acrylic finish is required. Brick or stone in a panel effect would be complemented with natural and muted colors. Cut lines may be found with this style

Windows

Large, usually multi-pane windows are the norm in order to light large rooms.

Entranceways and Doors

Central, enclosed entries warmly greeted visitors to smartly styled front doors featuring simple glazing complimented by side lights, fan lights or transom lights.

Chimneys

Standard chased chimneys with simple detailing are utilized.

Appendix A

Approved roofing products and colours for Orchard Court

| | | |
|--------------------------------|---------------|---|
| IKO | Cambridge | Weatherwood, Dual Black |
| BP | Mystique 42 | Stonewood, Shadow Black |
| GAF | Timberline HD | Weatherwood Blend, Charcoal Blend |
| Decra | Shake Profile | Compatible colors reviewed on an individual basis |
| Concrete Tiles Cedar Shakes | Shake Profile | Compatible colors reviewed on an individual basis |

Additional Colors and Manufacturers as approved by the Designated Consultant