



DESIGN GUIDELINES



WELCOME TO THE SLOPES

Reflecting the warm natural character of its softly cascading hillsides, The Slopes of Sylvan Lake is an inspiring community of uncompromising quality- an inviting sanctuary with a gentle infusion of lakeside energy.

The Slopes reside near the Summer Village of Birchcliff on Sylvan's northeastern bank- an area pleasantly unspoiled by the heavy development found elsewhere around the lake.

In this quiet location far removed from the demand of day-to-day living, The Slopes has the unmistakable aspect of a quiet, restorative retreat. Of course "sanctuary" should not be confused with "isolation". Even as they seek the quietude of sanctuary, most people long for the revitalizing power of reconnection with family, friends, and neighbours. The Slopes was designed to nurture this sought-after sense of community as it was to provide a soul-restoring retreat.



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INTRODUCTION

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Community Vision

These Design Guidelines are intended to ensure all members of The Slopes of Sylvan Lake team – the Developer, Architectural Coordinator, Homebuilders and Homeowners alike – fully realize the spectacular opportunity that is The Slopes. Our common goal is a master-planned community of lasting beauty and value. This goal is to set a distinctive tone and a commanding precedent. The community is being planned, built and marketed with an uncompromising commitment.

These design guidelines will introduce you to four architectural styles specifically chosen to complement the landscape. Other styles with the same level of detailing and enduring quality will be considered by the Architectural Coordinator, but ultimately, approved by the Developer.

We look forward to working with you to bring your visions to life, and to realize the extraordinary potential of The Slopes of Sylvan Lake.

Picturesque roofscapes and a harmonious mixture of attractively designed elements such as gables, bay windows, dormers and distinctive chimneys will create variety and interest.

Breezeways, verandas, porches and loggia elements should be used to encourage outdoor living. Outdoor fireplaces, barbecues and fire pits can add to the ambience.

The overall impression should be one of a casual, elegant estate lifestyle. Materials should be of high quality, authentic yet natural and relaxed. The use of natural earth tones or deep rich colours is encouraged.

Applicants are to make use of best management practices to minimize potable water consumption both inside and outside the home.



SITE PLANNING

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A Spectacular Natural Setting

The Slopes of Sylvan Lake is a pristine lakeside escape with all the wild splendor of the spectacular natural landscape. This powerful landscape has the potential to inspire a unique community, designed to preserve and complement the hardy, yet peaceful landscape of the site. These guidelines are designed to help owners appreciate the allure of The Slopes and to create homes in harmony with the land.

With all the warmth and restorative power of a vacation home getaway, The Slopes offers the incredible benefit of being a primary residence for the families like yours who will soon call it home. Located 90 minutes from Calgary and Edmonton, The Slopes will literally transport you to your own personal sanctuary. Here, the community's playgrounds, pathways, and generous green spaces are set against a background of Sylvan Lake's warm blue waters.

A Community Designed with Nature

The Slopes of Sylvan Lake was designed to preserve the majority of its natural landscape for the benefit of all residents. The road has been tailored to the natural topography of the land, and a network of pathways extend throughout the community.

From the privacy of their luxurious homes, residents will step out into a vast walkout of shared space. More than half of the community's 49 acres have been set aside as natural preserves for residents to wander, explore, reflect, and connect. Two ponds form the community's centerpiece, and a system of paved trails links The Slopes' residential lots to each other, to the ponds and to a broader regional network of established trails. Minimal fencing in yards will sustain the community's inviting openness.

As you explore its generous open spaces, the community's character varies from the open, airy vistas at the higher elevations to a more intimate woodland mystique as the property cascades gently toward the lake. To maintain its captivating natural character, The Slopes has been carefully designed to preserve existing stands of pine and weathered poplar.

This special landscape is a perfect setting for a new community, and can serve as an inspiration for the landscaping of personal home-sites. These guidelines are intended to conserve the special attributes of The Slopes, and to integrate the design of your own individual home-site with the overall community landscape.



Get to Know Your Site

Before you begin to design your home, take some time to become familiar with your land. Walk around it and take in the views. You could even stand on a ladder to find out what you could see from an upper floor. See how the sunlight falls on the site at different times of day. Consider how you can design your new house to take best advantage of these special attributes.

Site Planning Principles: An Overview

Many of the most important decisions you will make in designing your new home come right at the beginning, in deciding where the building will be located on the lot, and how it will be shaped to fit your needs. Thoughtful choices at this stage will make the home more attractive, and more importantly, will enhance your enjoyment and use in the years to come.

In making these choices with your builder, you must think of your house and site together. The buildings, patios, walls, and other improvements can be woven together with the landforms and vegetation into one integrated whole. The home and landscape features should be located and oriented carefully on the site to:

- Preserve the design grades, vegetation, and community drainage patterns.
- Integrate the buildings and site improvements into the natural setting.
- Take the best advantage of lake views and sunlight.
- Achieve the proper balance of visibility and privacy.
- Create sheltered outdoor areas with building design and landscape plantings.

The siting of buildings is critical to the design success not only of the individual homes, but to the neighbourhood as a whole. Side-yard setbacks on all lots can provide for privacy, separation, and an improved streetscape. Buildings must be designed in scale with their surroundings and rooflines should respect the nearby landforms.

Building forms on each homesite should take into consideration both existing and potential future development on adjacent homesites, with respect to privacy, sunlight, views and relationship to such adjacent homes.

The Architectural Coordinator and the Developer may, at their discretion, vary the prescribed siting on particular lots to respond to special conditions such as corners and irregularly-shaped sites.

Building Envelope

All buildings must be located within the Building Envelope as determined by the Developer; this includes the house, garage and all accessory buildings. The Building Envelope will be defined for each individual lot. It will also be highly encouraged that the building envelope width be used to its maximum potential.

Minimum Habitable Building Area

Minimum house requirements will be established on all lots throughout The Slopes of Sylvan Lake.

The minimum floor area for each home site is as follows:

<u>Hillside Lots:</u>	2400 square feet (222.96 m ²) - minimum 1450 square feet (134.71 m ²) on the main floor level.
<u>Estate Lots:</u>	2800 square feet (260.13 m ²) - minimum 1600 square feet (148.64 m ²) on the main floor level.

SITE IMPROVEMENTS

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As an owner, you may want to build various structures and site features in addition to your home, such as: walks, terraces, wing walls, and planters. Such features can be important elements of the overall design, serving to anchor the building to the site, it is essential that they be designed at the beginning to serve as an integral part of the home. Poorly handled, they can seriously distract from the appearance of a well-designed house and yard.

This section discusses these site development features, with detailed guidelines for each. The intent is to ensure a reasonably consistent landscape treatment in all lots to create attractive and unified streetscapes.

Access, Parking and Driveways

Driveways and front walkways are to be carefully considered in conjunction with the architectural look and feel of the home. Each homesite should have only one driveway; however, a second driveway may be approved at the discretion of the Architectural Coordinator if it is warranted due to a multiple-garage configuration. The driveway should be narrow until nearing the garage itself (maximum 4.5m-14.76 ft.). To promote a natural look, totally straight runs should be avoided and topography should be utilized on sloped homesites to provide more interesting driveway alignments.

Driveways must be finished with exposed aggregate or stamped concrete and creative borders of stone or brick are encouraged; the border must match the stone or brick of the house to a minimum of 18" in width. Broom finish driveways will be allowed but only when detailed with borders or inset patterns utilizing exposed aggregate, patterned concrete or pavers. Driveways must be offset a minimum of 1m (3.28 ft.) from the side property line to ensure drainage patterns are adequately maintained. This may be relaxed on villa lots if required. Driveway length must be a minimum of 7.62 m from the property line to the face of the garage wall. Desirable driveway slopes are between 3% and 7%.

Asphalt driveways will NOT be permitted.

Grading and Drainage

We have designed The Slopes of Sylvan Lake to maintain the site's natural landforms and drainage patterns as much as possible. All roads and individual home-sites have been located with this goal in mind. With careful design, all homes and yards can be developed without disturbing the overall landform pattern. This will benefit all residents by preserving the natural character of the land.

Grading should be kept to a minimum, and must conform to the grades of the site, as shown on the building grade map. Creative planning and slope-adaptive design, such as stepped floor levels, can both limit site disturbance and result in dramatic interior spaces. Similarly, decks and patios should step up with the site grades.

Retaining walls, if required, must be approved by the Architectural Coordinator. They should be designed to meet smoothly with design grades. Yard slopes should be graded to a maximum of 3:1. Under no circumstances should the grades of a homesite be artificially raised for any reason.

Drainage issues need to be considered from the outset in the layout of the house and site to ensure surface water is channeled away from the house on all sides and into adjacent draining swales and storm water systems.

It is important to stop erosion during construction to prevent soil runoff into the storm drains. The builder must supply temporary barriers and drainage structures where needed. These have to be maintained by the Builder until the landscaping is installed.

Landscaping and Vegetation

Plant material can be used to enhance the architecture, define outdoor spaces, frame views, and knit structures into the site. These objectives should be kept in mind both in the original site planning – so that the best use is made of existing plants – and in designing areas of new landscaping. New plantings must be designed to complement the natural vegetation and enhance the new structures. Functional use of plants should be considered. For example, deciduous trees can provide shade in summer, but allow the sunshine in when the leaves are gone in the winter. Coniferous trees and shrubs can screen unwanted views and provide shelter from harsh winter winds. This is a practice with a strong tradition in Alberta.

Plants can also add colour and mark the passing of the seasons. Flowering shrubs and wildflowers bloom through the spring, their bright colours standing out against the pale earth. Through the summer the emerging greens of leaves and grass deepen and finally end in a blaze of colour with the arrival of fall. Evergreens add a cheerful note of green to the white months of winter. In planning your yard, you should keep all of the seasons in mind, and use a variety of plants, both existing and new, to make each a delight.

Where lots are adjacent to walkways or natural parks, manicured lawns should be planted closer to the dwelling, and the landscaping must make a smooth transition to more natural conditions towards the property boundaries. This is particularly important where there is a native plant cover in the adjoining natural open spaces. Here, new planting should be consistent with the original flora. Thus, the transition from artificial to more natural planting will be consistent throughout The Slopes and the character will be maintained.

Areas of new landscaping should be designed to complement and enhance the existing natural features. Selection and placement of new plant material will vary from home to home, but several principles apply to all:

- Plants should be placed so as to enhance the continuity of indoor and outdoor spaces by creating outdoor “rooms” or framing views.
- Plants should be organized in groups rather than being planted individually or in straight rows.
- Plants that contrast with the existing vegetation should be avoided; native materials are more appropriate.
- Site grading should divert runoff water to benefit existing and proposed new plants.
- The use of artificial hard landscaping materials such as concrete or brick pavers should be minimized. A few well-placed stones can serve very well in place of a concrete walkway, and make a much more attractive addition to the landscape.

The use of native species is important not only because it will maintain the property’s natural character, but also because such species will need less maintenance and will be more likely to survive.

This does not mean that the yards of The Slopes will be uniform or dull. Contrarily, as you roam the site you will be delighted by the diversity of colours and textures to be seen in the natural flora. Creative designers will be able to compose rich, colourful and varied landscapes which will be attractive year-round. A sensitive landscape plan can contribute to maintaining and rebuilding the natural landscape and is strongly encouraged.

Construction and grading operations must not encroach into the drip line of existing trees, so as not to endanger them. Areas of natural vegetation on home-sites must be protected by the builder with temporary fencing prior to any grading or other construction activities.

Existing trees can be removed after the home is staked allowing for construction. Additional existing trees can only be removed after the framing of the home is completed and only with the approval of the Developer. Trees outside the building envelope must remain undisturbed.

Landscape Plantings

Landscape design can be as important as the design of the home. Careful choice of plants can highlight the buildings, and it can significantly enhance the use of the yard. Plantings can define outdoor spaces, provide shelter from harsh weather, capture sunlight and frame views. The choice of species is important. Evergreen trees and shrubs can block the wind and provide privacy. Deciduous trees can give shade in the summer but let warming rays of sun through in the winter. Flowering shrubs and wildflowers can add delightful notes of colour.

New plants should be chosen from the many species native to this region. This maintains the continuity with the natural environment and helps to ensure their survival. A list of suitable species is provided in the appendix.

They should be planted in informal clusters or groups as they would be found in nature, rather than in straight rows.

Features and Fixtures

Outdoor features built into the site, serve to enhance the home site and make a smooth transition between the built and natural environments. They can also make the outdoors more enjoyable by enhancing views, catching the sun's warmth and giving shelter from harsh winds.

Site features may include:

- Courtyards, terraces, and decks.
- Greenhouses, arbors, and trellises.
- Play structures.
- Barbeque areas.

These features should be designed to respond to landforms and other conditions of the site. They should be extensions of the architecture and integrated with the site design as a whole. The goal is to achieve the elegance of traditional country houses, where the houses and gardens seem to have grown together with the landscape.

Terraces should be built with materials that match or complement the earth, such as stone or brick, and should be fitted to the existing terrain as much as possible, as well as to the form and materials of the home.

Ground-level terraces or patios are preferable to large above-ground decks. If decks are indispensable, they must be framed with substantial timbers to avoid a spindle appearance. Stone-faced foundations are recommended. Landscape retaining walls, if needed, should be made of natural materials such as stone or wood.

Fencing

Fencing is discouraged and must be kept to a minimum. With careful design, the proper level of privacy can be achieved by judiciously placed groups of plants. Where fences are needed for safety or security, they must be designed according to the same overall principles as the rest of the site: they should be built of wrought iron,

stone or timber that are architecturally compatible with the house, and must be integrated with the building and site design as a whole. Where necessary, fences may only be up to 1.52m (5 ft) high.

Privacy fencing may be erected in rear yards to enclose an area of no more than:

Villa Lots: n/a
Hillside Lots: 55.74 m² (600 sq. ft).
Estate Lots: 74.32 m² (800 sq. ft).

Privacy fencing enclosures should be designed as a courtyard, its shape coordinated with the form of the house, and its materials complementary to the house materials. The courtyard should make a graceful transition from the house to the more natural features of the yard.

Front yard fencing or those utilizing chain link will not be allowed anywhere on the homesite.

Lighting

Outdoor lighting must provide subtle illumination for safety, and for highlighting of special architectural or landscape elements. Exterior fixtures must not have bright light sources that produce excessive glare. Walks and drives should have soft lights, preferably shining primarily downward. Fixtures should be mounted 1.5m (5') or less in height. There are many varieties of exterior lights available that suit the recommended styles of The Slopes.

Bright illumination such as floodlighting and strong up lighting of trees is not in keeping with the natural character of The Slopes, and will not be allowed.

Satellite Dishes

Satellite dishes may be used only if located discretely on the home and coloured to match or blend with the exterior finishes. A maximum 600 mm (24") diameter is not to be exceeded.

Recreational Vehicles

Recreational vehicles including boats, trailers or van-sized campers are not permitted to be parked in front of or beside a home for any reason besides loading or unloading. They may be stored on the site only in enclosed garages not visible from the street. Oversized motor homes and trailers must be stored off-site.

Accessory Buildings

All accessory buildings shall conform to the R-RCC – Residential Conservation (Cluster) District and the corresponding regulations of the Lacombe County Land Use Bylaw.

Mechanical Equipment

All exterior panels, meters, vents and mechanical equipment must be indicated on the plans at Final Design Review stage. They shall be located as unobtrusively as possible from the street and adjacent properties.

Fire Pits and Outdoor Fireplaces

Fire pits and outdoor fireplaces will be permitted in the side or rear yard only and are to follow the Lacombe County Bylaws and FireSmart guidelines. As with other site accessories, they should be integrated into the overall landscape design, and installed so as to compliment other fixtures.

Panels, Meters and Air Conditioning Units

Exterior panels, meters or air conditioning units should be located so as not to be seen from the street or a path, and to be unobtrusive from neighbouring properties. These items must be clearly drawn and labelled on the site plan, floor plans and exterior elevations of the architectural drawings for review at the Final Design Phase.

Garbage Storage

Enclosed animal-proof containers must be provided for the outdoor storage of garbage. Colours and finishes should be similar to those of the house.

LAND USE REGULATIONS

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The Architectural Coordinator will complete a review of all house plans to ensure compliance. An 'Approved' stamp and Grade Slip must be issued prior to the purchaser submitting a Building Permit application to Lacombe County. All construction must comply with the current Lacombe County Land Use Bylaw and Alberta Building Code. Construction may only begin upon receipt of a Building Permit from Lacombe County and Design Approval from the Architectural Coordinator. Conformity with the Design Guidelines does not supersede the required Lacombe County approval process.

Land Use Bylaw

The homes are to correspond to the R-RCC – Residential Conservation (Cluster) District and the corresponding regulations of the Lacombe County Land Use Bylaw.

Building Height

Maximum Height: Not to exceed 10.06m (33 ft.) or 2 ½ stories in conformance with the Lacombe County Land Use Bylaw for the R-RCC District.

Setbacks

All setbacks are to be in conformance with the Lacombe County Land Use Bylaw for the R-RCC District.

The rear-yard setback is to be not less than 7.62m (25 ft.) The side-yard setback is to be not less than 3.05m (10 ft.) of site width. A setback of 7.62m (25 ft.) is to be provided for lots adjacent to a right-of-way other than a lane. Villa sites are to have a 1.5m (5 ft.) side-yard with a front entrance or 2.44m (8 ft.) side-yard with a side entrance. Only the Villa sites (#1 - #16) will be permitted to have shared property lines.

Site Coverage

This is the total percentage of the site area covered by building(s) or structures, which are located at or higher than 0.91m (3 ft.) above grade, including accessory buildings and structures, but does not include steps, eaves, cornices or similar projections permitted in the bylaw. This also includes driveways, aisles or parking lots, or terraces or patios, where these are less than 0.91m (3 ft.) above grade. The maximum site coverage allowed is 30% for Hillside and Estate Lots.

ARCHITECTURAL GUIDELINES

5

In The Slopes of Sylvan Lake, you will have the pleasure of building a home of distinct and detailed architectural style, featuring visually and environmentally authentic details such as wood-work, solid stone pillars and exposed timber.

Working with your builder team, you should strive to express all that is unique and extraordinary about The Slopes – its history and natural topography – and then create a home that not only meets your needs and aspirations, but also reaches beyond to express a connection with its historical and physical context. Our common goal is architecture that draws on the best of building traditions, while meeting the needs of contemporary people. We seek architecture that is distinctive, appropriate, and harmonious.

The Slopes of Sylvan Lake Styles

We have chosen four styles from this rich historical legacy to recommend for the new community. These styles will connect The Slopes of Sylvan Lake to our shared traditions. They will unify the community and give it a unique character. The styles are:

- Craftsman
- French Country
- Arts and Crafts
- Ranch

The elements of these styles are described in detail in the **Architectural Styles Guide** in **Section 6**. These styles are intended as design guides only. Attractive interpretations within these styles are strongly encouraged. Homes designed outside of the four preferred styles may be approved based on the merits of the design at the discretion of the Architectural Design Coordinator.

Diversity, originality and individual expression are encouraged, while still maintaining a sense of overall design unity throughout The Slopes of Sylvan lake.

Distinctive floor plans and elevations are necessary, and individuality between nearby homesites will be required.

Log homes are not permitted.

Design Principles – An Overview Building Form

The first and most important decision you will make in designing your home is its overall form or shape. This decision will depend on two primary considerations: the interior order or layout of the house and its outside shape.

First consider the interior order of the home. Where should the living room go on the site? Is there a panoramic view you want from the living room window? Where should the dining room and kitchen be in relation to the living room? Can the breakfast nook be placed to catch the morning sun? Where should the bedrooms be?

You must also consider the shape of the house in relation to the site. If it is a deep lot, as many in The Slopes are, perhaps the home should be laid out in a “T” or “L” shape to reach back into the site. This is a less compact

shape, but it allows for more windows and creates an excellent place for an outdoor patio, sheltered by the wings of the house. If the site slopes, the house could step down with the hillside, fitting the house form to the landscape and help to create dramatic interior spaces.

Finally, what will the roof forms be and how will it relate to the house and site as a whole? The important point is that when houses are placed on the homesite they take their place as part of the landscape. Therefore, each home must be shaped skillfully, with an elegant interior order expressed in an outward form that fits naturally into its setting, with its particular landforms and trees.

Buildings in The Slopes of Sylvan Lake should complement and harmonize with the natural environment rather than dominating it. The diverse landscape of The Slopes invites a rich variety of homes. The undulating typography calls for buildings tailored to the forms of the land.

Viewpoints

Seen from afar, only the overall shape of a home can be seen. All detail is lost with distance, and only the bold forms can be seen, in the context of the landscaping setting. The fit between building and site is quickly seen. The middle distance reveals the major elements of the building more clearly. Roofs help to establish the overall silhouette. Walls give a sense of strength and openings such as doors and windows add rhythm and character. Foundations root the building to the ground. Colours become sharper. The house gains depth as projecting elements such as eaves, porches and canopies stand out. Shadows can now be seen, as the clear Alberta sunlight plays across the face of the building.

Closer still, as you enter the driveway, the details become clear. Bricks and stones become separate elements, along with windows and door trim, stone paving and landscape plants. The textures of the materials and the relationship of their colours can be seen.

Your house must be designed with all these perspectives in mind. As much care should be given to the details in relation to the home as a whole as to the overall shape in relation to the site. The entire design, including building and site, should form a unified whole.

Further, homes must be designed with all views in mind. Those on the upper slopes will be seen both from below and from the street in front, while those on the lower lots will be seen from all sides and from above. For this reason, all four sides must be designed with equal care and attention to detail. Proportions and design elements must bear clear relationships to one another on adjoining walls, and materials must be carried around in some way for continuity. Each of the four faces will of course be different, but all must have the same standard of design and finish. Details must be designed with as much care as the overall shape to form a unified whole and complement the site.

Proportion

Together with the overall shape of the home, the most important attribute of a successful design is its proportions, which is the relationship of the sizes of different parts of the building one to another. A building is said to be well-proportioned if the parts relate to each other harmoniously. It is easy to judge when a building is out of proportion, such as when the roof is so large that the walls appear barely able to support it. However, it is very difficult to set out rules to guarantee good proportion. Much has been written about this by the fine architectural minds over the centuries, but it is not an exact science. In the end, it rests on the skill of the designer. Fine proportions take effort and judgment. The initial design must be refined and adjusted repeatedly to achieve the proper harmony.

Proportion applies at every scale. The building must not appear too large for its site. It must fit comfortably, without feeling crowded and without overpowering the site. At a smaller scale, all parts of the building should

be designed with a sense of proportion to one another. Note that local bylaws insist on a ratio of less than or equal to 3:1 length to width ratio.

The roof should be designed so as not to appear too large or heavy for the walls. Very thick eaves can give this appearance.

The primary orientation of the home – vertical or horizontal – should generally be carried through the details, except where a contrary gesture is made for aesthetic effect, such as a bold chimney rising from a long, low house. Wall openings should be a number and size appropriate to the wall surface, and they should be organized in an orderly way.

What is Appropriate?

The Sylvan Lake region looks the way it does because the natural and historical forces in play at the time. If we understand these we can create a new community that fits within the landscape. If we forget, we can jeopardize the special character of this place.

The styles of The Slopes must be executed with true understanding and conviction. The four architectural styles that the Developer and the Architectural Coordinator have chosen help create and sustain a distinctive spirit of place while paying homage to the Sylvan Lake watershed and its history.

Finally, a sense of restraint is essential. The spirit we want to create in The Slopes of Sylvan Lake, will be composed of quiet, unassuming houses. These may be large, but they are executed in a modest, dignified way. Graceful massing, elegant proportions and economy of detail carry the message. These houses speak softly, but they speak with authority. Nothing destroys this mood more than a community full of loud, ostentatious houses, each demanding more attention than its neighbour.

‘Elevated Living’ and ‘Rustic Elegance’ encompass the mood and spirit of this development.

Variety

A key principle in The Slopes design is diversity within an overall context of order and unity. Individual homes will vary in design, but they will share similar setbacks, scale, details and landscaping. These common elements will unify the community as a whole. Therefore, homes with substantially the same front elevation (as determined by the Architectural Coordinator) will not be permitted to be repeated anywhere within The Slopes.

Floor Plans

Interior layouts should be clear and logical, as well as creative, to provide:

- Efficient functional organization and circulation,
- Well considered views through and out of the home,
- A careful integration of interior rooms and exterior landscape features.

Roof Design

The roof is usually the largest single element of the house, and must be creatively designed. Each of The Slopes of Sylvan Lake styles has a distinctive and well-defined approach to roof design. When we think of an Arts and Crafts or a Craftsman house, what comes to mind first is a profile, defined by a distinctive roof. It is important to understand these roofs and appreciate their part in the shape of the house.

Most importantly, the roof must be designed in coordination with the overall plan of the house. Rooms should be laid out with a clear understanding of the part they will play in the overall shape. Upper floors in particular need to be planned to be incorporated into a strong roof shape. They should occupy smaller footprints than the main floors and be set back to fit within the roof form, using protruding dormers and gables to create the desired interior space and to add interest to the primary roof form.

Details such as overhangs, chimneys, and brackets can add considerably to the visual interest of the roof, but they must be designed as integral parts, and not as obtrusive add-ons.

In short, the home must be designed as a single 3-dimensional form, keeping in mind all of the angles from which the house will be viewed.

Finally, an element of restraint is important. Facades with many oversized turrets or gables facing the street tend to look ostentatious. Mansard roofs are not allowed.

Every home must have a roof designed according to the chosen style. It must have a primary form with an authentic shape, with suitable dormers, gables or other projections.

All building faces must be kept to two storeys. If there is a third floor, as in a walkout situation, the upper floor must be built into the roof using dormers and gables. The eave line of the primary roof must predominate.

Entries

The Slopes of Sylvan Lake homes should appear open and welcoming, and the front entries should convey this image. In designing the entry, you should imagine the experience of valued guests as they arrive at your house.

A generous landscaped walk leads from the drive or the street to the front door. As they approach, a glow in the windows gives a promise of the warmth inside. At the front of the home, a porch or canopy reaches out to greet them and to shelter them as they ring the bell and wait for your welcome. The porch and the front door are low-scaled and intimate. This image can be the inspiration for your front entry design.

Each of the Slopes styles has a special approach to the design of entries. However, they have in common an inviting approach, a sheltered area and a human scale – usually one storey.



Large two-storey arches or porticos are usually overbearing, out of scale with the door and inappropriate to the style. Refer to the specific architectural styles for more guidance.

The primary entry foyer level should not be located more than 1.2 metres (4 feet) above the average finished grade within 3 metres (10 feet) of the entry door. If a home is proposed with a foyer higher than 1.2 metres (4 feet) above the front grade, the builder will be required to break up the steps at the front entry so that some steps will be located in the walkway. A maximum of six risers at the front entry is encouraged.

Porches and Decks

Porches, decks, and garden walls add depth to the house and increase the sense of integration with the landscape, especially if built of natural materials. They should have sturdy timber or masonry structures, according to the chosen style. Low porches should be enclosed with wood or masonry skirts.

Porches and entry stoops should be at least 1.8m (6 ft) in depth. In order to be truly useful 2.4m (8 ft) is suggested.



Glass railing panels are discouraged. Wrought iron or thin wood railings are open enough to see through and suit the character of the homes. If glass panels are required, they must be held in substantial wood or metal frames designed to suit the character of the house. If views are important, decks should be placed to the side of the main windows, leaving views open.

Walls, Windows and Doors

Walls provide structural support and must be designed with an appearance of strength. Masonry and wood, both with natural load-carrying ability, give a visual sense of strength. Alternatively, walls can be made more open (with large windows) if there is support in the form of sturdy, regularly spaced piers of stone or timber.

Doors and windows provide visual interest and rhythm to a house, and project a sense of warmth and welcome, however, care must be taken in the number and placement of openings to provide a balanced and integrated appearance. If too many shapes or types are used, the wall can look cluttered and awkward.

Some design principles that apply to all homes:

- A balance must be sought between variety and uniformity. Windows of similar size and shape give a sense of unity, but some variety is also needed.
- Generally the largest windows are in the main floor living areas- the family, dining and great rooms. Smaller windows should be located in the more private upper floor rooms. In lower walk-out floors, smaller windows 'punched' into stone foundation walls are very attractive.
- Large windows should be sub-divided into smaller sections by substantial mullions. Large undivided sheets of glass are not allowed.
- The patterns of the subdivisions should be carefully considered as part of a coordinated overall design. For example, the smaller units of a large great room window can be repeated as bedroom windows on the floor above. This approach provides both unity – similar units used in different places – and variety – the units are combined in different ways.
- The proportions of the windows and the patterns of the divisions must be appropriate to the chosen architectural style
- If windows are creatively divided by mullions, further subdivision should not be necessary. However, snap-on wood window grids with true historic size and character are allowed. Grilles between glass sheets should be unpainted, polished metal (gunstock or antique brass) to imitate



leaded panes.

- Trims must be a minimum of 4" including brick moulds and sashes.
- Doors should be designed creatively to suit the architectural style. Details such as stained glass windows, wood frame-and-panel construction and iron knockers are encouraged. The doors installed must match the ones approved on the drawings submitted.
- Long blank walls will not be permitted on any of the four elevations. Long blank walls, as may be found on double or larger garages, must be detailed with windows and architectural trim to reduce the impression of length and height, and by stepping the structure.

Solariums and Skylights

Solariums provide delightful sunny sanctuaries during cold weather, and the wide expanses of glass can add interest and variety. However, they must be well integrated into the overall form of the home, with coordinated roofs and compatible materials. Aluminum, proprietary kit sunrooms, including greenhouses, or stick-framed lean-to solariums will not be allowed.

Skylights are not allowed in any location that is visible from the street or a community park. Where used, they must have a low, flat profile.

Garages

Garages must be designed so as to appear clearly subordinate to the homes. We foresee The Slopes as a community of warmth and welcome, and homes which have front doors and windows facing the street convey this image very well. On the other hand, streets lined with blank garage doors are its very opposite.

The following rules are designed to achieve this:

- Garages must be designed and oriented to reduce direct views. Side-facing garage doors are preferred (a 7.5m or 25ft. turnaround allowance must be provided for a side drive).
- All homes in The Slopes will require as a minimum, a double garage. Garages may be designed as front-drive, side-drive, or a combination of both.
- If more than two garage spaces are needed, the doors must be set back on a different plane by at least 18". When front drive garages are used, a maximum distance of 4.26m (14ft.) should be between the face of the garage and that of the front of the house or attached porch.
- The garage should be incorporated with the overall design of the house, in a way that suits the chosen style and draws attention to the front entry rather than to the garage.
- Where the site allows, a side entry should be considered, so as to hide the doors. The garage end wall must have windows and creative architectural treatment.
- Garage doors may be wood or painted metal, with details compatible with those of the house. They should have no more than four sections, so that details will be properly proportioned. Windows in the garage doors must match the character of the home. No sunburst windows will be allowed.
- Additional space above any garage door to the eaveline that is greater than 0.6m (2 ft.) is to be justified and treated with an architectural feature.
- Double-wide garage doors will be permitted. Garage door openings should not exceed 2.75 metres (9 feet) in height and 5.8 metres (19 feet) in width.

Chimneys

The hearth is perhaps the strongest image of home. It speaks of warmth and security. The chimney is the outward symbol of the hearth, so it is a very important element of a house.

Traditionally, the chimney was a heavy masonry structure projecting from the foundation straight up

through the roof, anchoring the house to the ground. Chimneys in The Slopes should be designed with this image clearly in mind. They should be substantial in proportion and built to give the proper appearance of strength and stability.



Windows may not be set in chimneys, even if the flue can be fitted beside them, because this would appear structurally unsound. Nor should windows be located under them because the chimneys must extend to the ground. Similarly, windows may not be placed over the vent of direct-vent fireplaces. Stone or brick is the preferred cladding for chimneys but stucco is also acceptable with good detailing.

Creative shapes and chimney caps of stone or brick are encouraged, provided that they suit the overall theme of the home. Stucco-clad caps are not appropriate. Metals flues of prefabricated fireplaces are too slim by themselves. Some form of enclosure should be explored, within the limits of the Building Code.

Where gas fireplaces are used, top-vent models are much preferred, with operating chimneys. If direct-vent (i.e. side vent) units are used, the vents must not be placed so as to be visible from the street, public parks or exterior living space. Outlets must be masked or painted to match the exterior wall colour. Direct vent gas heaters in garages are not permitted. If a gas heater is

used, a detailed chimney for the heater is required. Alternatively other heating appliances such as a hot water radiator can be used.

Where chimneys are attached to or are part of an exterior wall, they should extend all the way to grade.

Metal, vinyl and unfinished concrete block chimneys are not permitted.

Foundation Facings

Foundations finished with strong, durable materials such as stone anchor the house firmly to the site.

Parged concrete is acceptable. Parging must be a maximum of 6" exposed on the Front elevation and a maximum of 18" exposed on the Side/Rear elevations except for a Rear elevation in a walkout situation where 6" will be required. The line of parged concrete should follow the line of the landscaping.

Projecting wing walls, stairs, walks or planters can make an attractive transition from building to ground, but must be well integrated with the building design as a whole.

Materials

The selection of materials and finishes is critical to The Slopes of Sylvan Lake styles and to a proper sense of fit between the house and site. Natural materials, particularly those available locally, will go a long way towards achieving the goal of bringing a unique regional flavor to the homes of The Slopes. Further, over time such materials weather gracefully to increase the sense of belonging – as though the house and site have grown together.

Fortunately The Slopes offers a wealth of choices. Walking through the area, you will be struck by the rich variety of surfaces and textures in the landscape. Open, airy vistas awash in sunlight give way to a more intimate woodland mystique. Straight strands of poplar trees contrast with dense, tangled clumps of willow. When designing your home and yard, you should explore this diverse palette to see how you can incorporate some of the same natural vitality.

Primary wall materials in The Slopes will consist of:

- Natural stone or brick
- Artificial stone suitable to the style
- Stucco as described below
- Composite or wood siding or shakes
- Composite or wood board and batten

VINYL AND ALUMINUM SIDING AND CONVENTIONAL KNOCKDOWN STUCCO WILL NOT BE PERMITTED.

Locally available stone has a rich tradition in southern Alberta. Many fine examples of sandstone, river rock and rundle stone masonry can be found in Alberta's older houses. Cut stone has an appearance of permanence and formality. Rounded river rock or field stone, available in a rich variety of colours, have a less formal, cottage feel and are often used in the landscape for garden walls or wing walls extending from the architecture. Stone was traditionally laid in many different ways ranging from the straight, formal lines of coursed ashlar to the more irregular patterns of random rubble. The exposed faces could be cut smooth or left in their rough, natural state. Each pattern has its own character, some refined and others rustic. The particular stone pattern used should be suitable to the style and to the overall design theme of the house. More formal cut stone laid in coursed patterns are suitable for Ranch and French Country. Rougher cut stone and round river rock are appropriate to the Craftsman style. The face of the masonry base should extend a minimum of 75 millimetres (3 inches) proud of the wall above. Stone caps are highly encouraged.

Brick offers a warm, earthen quality appropriate to The Slopes landscape. It is available in a wide variety of colours and textures, but care should be taken to select one which complements the native colours. When you have chosen the brick type, take several to the site and look at them against the landscape.

Stucco is also a suitable material, particularly for the French Country or Arts and Crafts style. If stucco is chosen, it may be a traditional two-coat stucco or, for a wider choice of colours, acrylic stucco. A rough 'dash' or machine-sprayed natural surface is preferred but other rough finishes may be approved by the Developer. Trowelled patterns or pressed in pebbles or glass are not permitted.

Stone and brick can be used effectively together, however, where materials are combined, restraint must be exercised to avoid a cluttered appearance.

Cedar shingle siding has an attractive character, either alone or in combination with another material. Craftsman homes are traditionally shingled. Also, shingle details are often used in the gables of Ranch homes.

Wood cladding is also appropriate for Craftsman homes. Today, wood is available in a wide variety of profiles and sizes, and in textures ranging from refined to rustic. Again, the choice depends on the context and the design theme of the home. Generally a horizontal orientation is preferred, but vertical application may be allowed if the site or the design intent warrants it. Artificial vinyl or aluminum siding, lack natural quality of wood, and will not be allowed in The Slopes.

We encourage you to explore the wide variety of new maintenance-free materials now available. Products such as fiber-composite and factory-treated exterior wood siding are attractive and offer years of maintenance-free service.

Premium-quality (30 year minimum) asphalt shingles have been chosen as the standard roof material in The Slopes. Enhanced-profile ridge shingles are required because they recall the shape of traditional shingles or slate. Pre-painted metal flashings must complement the shingle colours.

In addition, materials should be chosen with consideration of their natural ageing. Materials such as wood and stone can gain additional character and beauty as they weather naturally over time, thus adding a sense of grace to the house.

Details

Details must be designed to add a level of visual interest and richness to the structure. They should be true to the nature of the material. For example, masonry is solid and able to carry heavy loads. Traditionally, masonry walls were thick, with arched openings. New masonry walls should conform to this appearance. For example, keystones should be used in openings in stone walls, but not as decorations on straight wood trims. Blocked out forms covered in stucco to imitate stone are not allowed.

Wood is very versatile. It can be assembled into intricate frames or cut into boards of various shapes to cover large areas. Look at traditional details for inspiration. Handcrafted details are also encouraged. Traditional metalwork, carpentry or carved stone can add a delightful personal touch to a home.

Brick or stone is often used at the base of the exterior wall to recall traditional stone foundations. If used, it must be restrained in character and well-proportioned in relation to the other elements of the wall. It is best to confine the stone to well-defined parts of the house, such as a protruding living room. In particular, it should not be used only on the front wall, ending arbitrarily a short distance along the side wall. Instead, it must be carried along the side walls to a logical termination point. In addition, the stone should have a stone or precise cap, or the cladding above should flare out over the top of the stone base.



Rainwater leaders must be carefully located to be inconspicuous against the face of the house. Electrical outlets must be well-integrated with the stucco, wood or shingle cladding material. They should not be used on stone portions of walls.

Front steps, when constructed of concrete, should be finished in a decorative manner such as exposed aggregate. Precast concrete front steps are not acceptable. Open stair treads are not permitted.

When wooden steps are used within any of the house styles, the level of finishing will be of a higher standard (no exposed treated lumber - to be clad in a composite wood/crezone etc.) All front walks are to match the surface treatment of the driveway.

Window and door trim should be utilized on all four elevations and should be a minimum of 100 millimetres (4 inches) in width.

All corner boards are to be a minimum of 100 millimetres (4 inches) in width when using composite or wood siding.

Fascia on open gables or fascia not covered by eaves is to be constructed using wood or a composite material. All fascia must be a minimum of 0.2 metres (8 inches) in height.

Soffits over high-use areas and open gables are encouraged to be constructed of wood or a composite material. All other soffits may be aluminum.

Colours

Colours should be taken from the site itself. A wide range of earth tones can be found, with attractive muted shades of green, blue and yellow. The lake's landscape is also highlighted by brighter colours throughout the year: wildflowers in summer, turning leaves in the fall and the bright stems of some shrubs in the winter. The result – bright accents against the more muted background of greens and browns – is very attractive and can inspire the choice of colours in new homes.

The predominant colour may be a subtle earth tone or a colour from the landscape – the pale green of the aspens, for example, or the gold of autumn crops. Trim colours may be brighter, but again should be inspired by those naturally occurring on the site.

Masonry colours must complement the cladding material and colour

Soffits should match or complement the approved trim colour.

Rainware should match the colour of the soffits and fascia used on the home.

All roof hardware (vents, stacks, flashing, rainwater leaders, etc.) must be finished to match the colour of the backing roof or wall surface.

Colour approval is at the sole discretion of the Architectural Coordinator.

Summarization of Design Principles

Colours should be appropriate to the style of home chosen by the customer and will be approved on a lot by lot basis by the Architectural Coordinator. Exterior colours shall not repeat within 3 lots on the same side nor directly across the street. Due to the extensive products available to the consumer, product samples or links to websites may be required for colour selections to be completed.

Roof slope restrictions are further defined in the Style Guide. Roofing material should be Premium quality (30 year min) asphalt shingles. Enhanced profile ridge shingles are required.

Minimum 30% stone coverage should be achieved on the Front elevation of any given home style. Calculations must be shown on the plans to ensure coverage has been achieved. All stone must be finished to within 2" of final grade. No "floating" stone will be approved under any circumstances.

Stucco must be a traditional two-coat stucco or, for a wider choice of colours, acrylic stucco. A rough 'dash' or machine-sprayed natural surface is preferred but other rough finishes may be approved by the Architectural Coordinator. Trowelled patterns or pressed in pebbles or glass are not permitted.

Composite siding materials such as Hardie-Board will be acceptable siding options. Vinyl siding is **NOT** acceptable. Corner boards are to be a minimum width of 4"

No three (3) storey walls will be accepted on any elevation. In cases such as walkout elevations the upper floor must be integrated into the roof structure so as to avoid an overbearing vertical plane.

Porches and entry stoops should be at least 1.8m (6 ft.) in depth, 2.4m (8 ft.) depth is preferred.

Windows should match the style of home and window trim is required on **ALL** windows (min. 4" battens) Skylights will not be allowed in any location that is visible from the street or community parks. Where used, they must have a low, flat profile.

If more than two garage spaces are needed, the doors must be set back on a different plane by at least 18". When front drive garages are used, a maximum distance of 4.26m (14ft.) should be between the face of the garage and that of the front of the house or attached porch. Garage doors are not to exceed 8' in height or 18' in width unless approved by the Architectural Coordinator.

All roof hardware (vents, stacks, flashing etc.) must be painted to match the colour of the roofing material. All roof stacks must be enclosed and/or finished to complement the roof colour and exterior finish detail.



Parging must be a maximum of 6" exposed on the Front elevation and a maximum of 18" exposed on the Side/Rear elevations except for a Rear elevation in a walkout situation where 6" will be required.

Shadow boards or cornices, if incorporated in the design, must be used in all open gable ends where the wall meets the soffit on all elevations.

The fascia on open gables on the front and other highly visible elevations is to be constructed with a composite material. All other fascia may be aluminum. All fascias must be a minimum of 8" in height.

Rain-ware should be limited on exposed elevations. Downspouts should take place on side and rear elevations of homes only. Rain-ware must match colour of soffit and fascia used on home.

No 2 storey entries will be allowed. They should be designed to reflect the house style chosen. Voluminous spaces within the home should not be reflected as obvious on the exterior facades.

The elevations in The Slopes of Sylvan Lakes must reflect the quality of the community as a whole. Any elevation that will be highly visible (near entrances, utility corridors etc.) must have a higher level of detailing

to maintain the integrity of the development. The Architectural Coordinator will expect details similar to that of the Front elevation on any elevation that falls into this category.

All decks and patios must be shown on plans and be completed within the homes construction period. Decks should be skirted with similar detailing to that of the front of the home when the deck is less than 3'-0" above grade. Decks 3'-0" and higher must have larger columns that are style appropriate. Minimum size of the column will be 12"x12" and should extend from grade, through the deck and terminate at the railing level. Any roofs over covered decks must be of the same design and materials as that of the principal roof. Round columns are not appropriate for any home style, and will not be approved.

Trim must sit proud of the wall material they are designed within. When a composite material trim is used on a stone wall, the trim must be built out at least 1/2" proud of the stone.

Full two-storey box-on-box design will not be permitted under any circumstances. All four elevations should be properly articulated, and massing should be broken up through the use of rooflines and decks.

The maximum aggregate ratio of gross building areas of the upper floor to the main floor should be 85 percent. Relaxations may be permitted at the discretion of the Architectural Design Coordinator for living areas built entirely into the roof form.

Special attention must be given to the exterior side elevations of homes located on corner homesites. Two-storey homes will be permitted on corner homesites; however full two-storey elevations on the street side of corner homesites should be avoided. This can be accomplished by stepping back the upper floor living area from the main floor area and adding roof lines or verandas. These treatments will be acceptable if they are designed to complement the architectural style of the home.

The highest building face of any elevation on any house must not exceed 6.7 metres (22 feet) in height, excluding eaves and the pitched roof portion of either gable ends or dormers. Elevations over 6.7 metres should have the upper floor stepped back, and roof lines should be added to break up the massing of the home.

ARCHITECTURAL STYLES

6

This section discusses the four architectural styles recommended for The Slopes of Sylvan Lake:

- A. Craftsman
- B. French Country
- C. Arts and Crafts
- D. Ranch

Each is explained in detail, beginning with its historical roots and going on to its particular forms, materials, and details. Our aim is to help you to understand these time-honoured styles in their essence, so that you can create new homes with the same grace and quality. Of course, The Slopes homes will be built to meet modern needs, but with thoughtful design they will also be true to the spirit of their historical models.

A. Craftsman Homes

The Craftsman tradition grew in the United States around the turn of the century, at the same time as the Arts and Crafts movement in England, and largely from the same inspiration. In a time of rapid industrialization and changing social patterns, many sought a return to the simpler life of earlier times. The Craftsman house was the perfect setting. Built with honest purpose using plain materials and filled with handcrafted cabinet-work and furniture, it was a clear expression of Craftsman ideals.

The movement was advocated most eloquently by Gustav Stickley, whose magazine, the Craftsman, published dozens of designs for complete homes, as well as a complete range of fittings and details – carpentry, metalwork, stained glass and fabrics – all celebrating the work of the master craftsman.

Hallmarks of Craftsman Design

Craftsman homes have simple, uncomplicated shapes, reflecting their rustic origin. Floor plans are often rectangular, but may have projecting wings – for garages or living rooms, for example – to create “L” or “T” shapes.

The open floor planning and asymmetrical massing allows flexibility in shaping the home. However, there is always an underlying simplicity to the design – a clear, straightforward plan and a strong, well-integrated overall shape. The essence of Craftsman design is a clear, simple form enlivened by exquisite details.

Bright interiors and lively, richly detailed exteriors were their goals. True to the Craftsman philosophy, these elements were beautifully built in a form that complemented the overall style.

The roof is often the most prominent feature of a Craftsman home, completing its picturesque profile and projecting an image of calm and shelter.

The style of this home should represent its surroundings so massing and materials must be carefully considered.

Craftsman Design Details

The required roof pitches for Craftsman homes will be 5:12 to 8:12 with a 24" minimum overhang. A strong primary gabled roof that extends wide to shelter the house is required.

Dormers in the primary roof - gable, shed or eyebrow forms - provide upper floor windows.

Deep generous front porches are typical features of Craftsman homes, giving them an open, welcoming appearance.

Masonry is essential for this style and should be used on the base to ground the home to add a presence of stability. All columns at a minimum are to be partially clad in masonry and extend to ground level and squared or tapered in design. Masonry heights may vary but the thickness should always be much greater than the column above.

Elements like brackets, blocks, decorative beams, false trusses and exposed rafter tails are encouraged to give the presence of solidity.

Windows are set in wide, well-defined bands or strips. Individual units are tall and narrow, and divided into interesting patterns by grids or wood muntins.

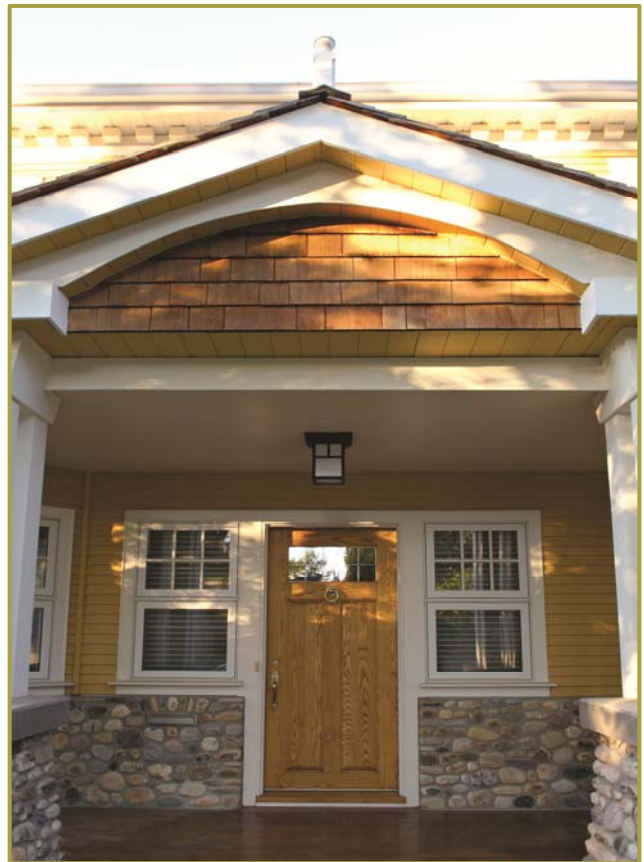
Windows typically have wide wood or tapered trims.

Often header trims extend well beyond the windows. Walls often have projecting bays, with rows of tall windows or wrap-around corner windows.

Front Entry doors should be substantial, preferably 3'-6" to 4'-0" wide.

Chimneys are large prominent structures clad in stone or brick. They should have detailed tops.

Walls can be clad in stucco or composite siding. Wood shingles are favoured for gable details or as cladding for entire floors.



Craftsman Identifying Features

- A variety of wall lines and roof lines
- Thick elements such as fascia, trim and columns
- Use of stone or brick and natural materials
- A high level of architectural detailing on doors and windows
- Wood blocks and brackets
- Pergolas and trellises
- Tapered (sloped) stone base and trims
- Broad overhangs with exposed rafter tails
- Double hung or casement windows



B. French Country Homes

French architecture has always had a unique character. From the townhouses of Paris to the chateaux of the wine country to the more modest homes of the country gentry, French buildings have followed the great traditions of European architecture, but in a distinctive French way – tall, elegant, refined and dignified.

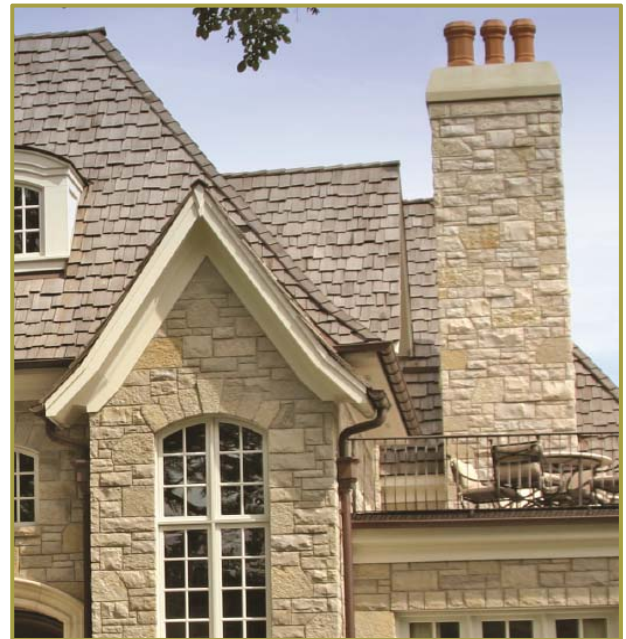
The great chateaux that so define the character of the region draw largely on the forms and proportions of Renaissance design. Country homes are more restrained in design and built of more rustic local materials, but are animated by the same graceful proportions and elegance of detail.

It is these homes, dignified yet charming, that will serve as the inspiration for French Country homes in The Slopes.

Hallmarks of French Country Design

Original French Country homes had uncomplicated plans, well suited to the patterns of their owners' daily lives. Today, homes have more complex requirements to meet the needs of contemporary families, including home offices and a variety of entertainment options. Modern building technology allows us to design with more freedom to meet these needs. However, clear, thoughtful and logical planning still makes for an efficient and elegant home, and the design principles of traditional homes still apply.

French houses tended to be based on rectangular plans, with a central hall leading to the major rooms. Grand chateaux were usually symmetrical, with rooms balanced on both sides of the hall. Country homes had more informal, asymmetrical layouts, but still focused around big central halls. Ground floors often had side wings protruding from the main block.



In a modern home the garage can be set in side wing. One of the most distinctive characteristics of the French Style is steeply pitched hip roofs, dormers, arched entry ways and substantial stonework. The French style often resembles Tudor style but lacks the pre-dominant gable at the front. The typical French roof is tall and dignified.

French Country Design Details

The required roof pitches for French Country homes are 10:12 to 15:12 (12:12 preferred) with a 12" to 18" overhang - which may be flared at the edges. Lower pitches will be accepted on the front to rear portions of roofs when required to keep the building height within the bylaw limits. Upper floor windows are provided by gables and dormers set into the primary roof. Dormers are tall and slender, projecting up through the eaves.

Floor plans often take "H", "T" or "L" shapes.

Stone or brick may be applied to specific, well defined building elements such as foundations or particular wings to give the appearance that the home was built in pieces over the years, different parts being built of different materials. Where masonry is added, soldier coursing or stone headers/sills are encouraged.

Special handcrafted details such as stained glass windows, door or window brackets, lights or fine wood trims add a sense of pride to the home.



Windows are typically tall. On upper floors, tall French doors with exterior railings can open a room to the outside with or without an exterior balcony. Windows are usually separate, set individually into the walls. They are often divided by cross shaped mullions to form a pair of transoms at the top and a pair of tall narrow windows below. Shutters are common and should be made wide enough and shaped to close completely over the windows. Window trims should be simple and quite restrained. Curved top windows are common.

Tall stone or brick chimneys with interesting tops are essential. Placement on the roof should be balanced with a large central chimney or two smaller ones at either end of the main block.

Walls are clad in stucco. Siding is not recommended with this style.

Keystones should be structurally correct - as the apex units of stone arches. Wood frames with flat tops do not need keystones.

Where box-outs are constructed, copper roofing, brackets and blocks should be added to give a rich appearance.

French Country Identifying Features

- Steep pitched roofs
- Multiple front gables
- Windows often breaking the roof line
- Asymmetrical elevations
- Emphasis on front entry
- Grouped casement windows
- Stucco or masonry cladding
- Substantial barge boards
- Prominent chimneys
- Extensive uncoursed stonework
- Curved front entry roof
- Copper roof elements



C. Arts and Crafts Homes

The Arts and Crafts movement arose in the late 19th century in Britain as a reaction to the industrialization sweeping the country. Artists and designers seeking an alternative to mechanized production looked to the ancient crafts traditions for inspiration. In carpentry, metalwork, stained glass and fabrics these artists sought to revive and celebrate the work of the master craftsman. Further, they wanted to bring principles of good design to the objects of everyday life.

In house design, architects such as C. F. A. Voysey and Edwin Lutyens drew on rural English building forms dating back to medieval times. Built a piece at a time over many centuries, these structures had a highly picturesque charm, and their use of local materials and traditional techniques rooted them strongly to their country settings. The craft architects took these homes as their inspiration. With the addition of skilled planning and creative imagination, they produced houses of striking originality and charm.

Hallmarks of Arts and Crafts Design

Taking the picturesque charm of the English country cottage as their inspiration, Arts and Crafts architects created homes in widely varied forms. The key characteristic of the Arts and Crafts home is its asymmetrical, irregular form. The overall shape of the walls and roof are composed freely so as to appear unstudied. Floor plans often take 'L' or 'T' shapes, with projecting wings and bays. This allows great freedom in laying out a comfortable home.



Craft architects showed great skill in creating forms that were informal and inviting, yet with a clear, well-integrated overall form. The essential requirement is that all elements must be designed as a coherent whole.

The roof is often the most prominent feature of an Arts and Craft home, completing its picturesque profile and projecting an image of warmth and shelter. It is very important to plan the interior layout with the outward form in mind. Creative integration of the rooms with the roof form is essential, such as a strong primary hipped or gable

roof with a clear, simple shape. This embraces the body of the house, often extending to the top of the main floor.

Arts and Crafts Design Details

The required roof pitches for Arts and Crafts homes are 8:12 to 12:12 (or steeper) with a 12" to 24" overhang. Lower pitches will be accepted on the front to rear portions of roofs when required to keep the building height within the bylaw limits. The upper floor is set within the roof slope, with a smaller footprint than the main floor. Dormers may be shed or gable forms. One or two prominent gables facing the street and rear yard are required. Gables extending from upper floors over front entries, thus defining them, are common.

Windows have a distinctive pattern. They are set in well-defined bands or strips, vertically orientated (tall and narrow) and divided by mullions. Windows are often in pairs as a minimum. Square feature windows are common. Trim around windows is kept simple.

Doors should be designed to highlight the entry. They may be set in recessed, sheltered porticos or nooks and they should be wide - 3'-6" to 4'-0" is preferred and designed with windows and interesting details. Arches are often seen in the front entry detail.

Walls in Arts and Crafts homes are often enriched by bay windows or projecting nooks. These may have angled or straight side walls and feature very large tall windows. Bays may be faced in stone to set them off from adjacent wall surfaces.

Prominent chimneys with interesting tops are essential. These may be of stone or brick to match the foundation or walls of the home, or of stucco. In all cases, chimneys should have creative details such as stone caps, ceramic stacks or metal mesh screens. Walls are clad in rough-cast traditional 2 coat stucco. Siding is not recommended for this style.

Stone or brick may be applied to specific, well defined building elements such as foundations or particular wings to give the appearance that the home was built in pieces over the years, different parts being built of different materials.



Arts and Crafts Identifying Features

- Wood, stone, or stucco siding
- Low-pitched roof
- Wide eaves with triangular brackets
- Exposed roof rafters
- Porch with thick square or round columns
- Stone porch supports
- Exterior chimney made with stone
- Open floor plans; few hallways
- Numerous windows
- Some windows with stained or leaded glass
- Window boxes
- Beamed ceilings
- Extra stick-work and vertical battens



D. Ranch Homes

The 20th century Ranch house style has its roots in North American Spanish colonial architecture of the 17th to 19th century. These buildings used single story floor plans and native materials in a simple style to meet the needs of their inhabitants. Walls were often built of adobe brick and covered with plaster, or more simply used board and batten wood siding. Roofs were low and simple, and usually had wide eaves to help shade the windows from the Southwestern heat. Buildings often had interior courtyards which were surrounded by a U shaped floor plan. Large front porches were also common.

The Ranch house plan reflects a traditional and practical approach to house design. The modern Ranch style evolved in the post-WWII era, when land was plentiful and demand was high. On large suburban lots there was no need to conserve space by building up, so Ranch home plans expanded outwards on a single story, causing them to be known as Ramblers in some regions.

Hallmarks of Ranch Design

While Ranch-style homes are defined by form – spacious structures with low-pitch roofs, large windows, open floor plans and sunny patios – the spirit of the Ranch home is all about function. It's a place to come home to after a long day of adventure; a place where friends and family reconvene to celebrate the beauty of the landscape that surrounds them. The primary characteristic of a classical set of Ranch house plans is its long, low shape.



Ranch Design Details

The required roof pitches for Ranch homes are 5:12 to 8:12 with a minimum 24" overhang. Wider overhangs are encouraged. Hip, cross-gable or side gables are standard roof forms in this style.

Large front porches are common and will often wrap around the home. Posts supporting these porches are simple in design and will often incorporate natural elements such as timbers.

Stone is a more common material but brick will be considered on a home by home basis. It is used to ground the home and will often form the base of the porch and be incorporated into the columns.

Detailing is kept simple but brackets and braces are often seen at roof/wall intersections and at porch columns.

Windows vary with the version of Ranch used but typically large windows are seen in living areas and wide/shallow window styles seen in bedroom areas. French doors are common, leading out to outdoor patios, decks, and recreational spaces. Shutters are fairly common in Ranch homes and should be size and shape appropriate.

Chimneys are simple but wide in stature, simple detailing seen at the top of the chase.

Walls can be clad in composite siding or stucco, although siding is far more common in this style. Vertical orientation in gable ends may be accepted.

Partially enclosed courtyards or patios at the rear of the home are common.

Although the style is defined as simple, the Architectural Coordinator will still expect a level of detailing consistent with that of all styles in The Slopes of Sylvan Lake. Shadow boards, window trim, and other details will be expected to appear complimentary to the structure's form.

Ranch Identifying Features

- Long, low roofline
- Asymmetrical rectangular, L-shaped, or U-shaped design
- Simple, open floor plans
- Living areas separate from the bedrooms
- Attached garage
- Sliding glass doors opening onto a patio
- Large windows, often decorated with shutters
- Vaulted ceilings with exposed beams
- Exteriors of stucco, brick and wood and glass
- Large overhanging eaves
- Cross-gabled, side-gabled or hip roof
- Simple and/or rustic interior and exterior trim



DESIGN APPROVAL PROCESS

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Meeting the challenge and realizing the potential of The Slopes of Sylvan Lake will require cooperation and dedication by all of those involved – the Homeowners, Builder team, Architectural Coordinator, and the Developer. All parties must collaborate to find common goals, seek common inspiration, and explore design options to create harmonious and attractive homes.

The Architectural Coordinator and Belterra Developments can work with you and your homebuilder at key points in the design process if required. They are familiar with your site and can help you to tailor your home to its particular features. The Architectural Coordinator, FLECHAS Architecture, would also like to offer our drafting and design services to any purchaser or builder who may require this service.

The design process is a voyage of discovery about the possibilities offered by the site, the options for the home itself and even about you and your family. We look forward to working with you to ensure we reach our common goal of a community distinguished by design excellence.

When submitting for any review, the following must be kept in mind:

- The Architectural Coordinator will send out confirmation within 24 hours of receipt of any correspondence. If this is not received, please notify us of the issue. Applications may take up to seven business days; this is dependent on work-loads.
- Due to the Personal Information Protection Act (PIPA), as required under section 63 of the act, customer names must not be displayed on any drawing submitted to the Developer or Architectural Coordinator. Builders must ensure all customer names are removed from their drawings before Architectural Submission.
- The cost for one Preliminary Design Review and Final Design Review by the Architectural Coordinator will be covered by the Developer. Any additional Preliminary Design Reviews or additional Final Design Reviews that may be required for the same lot will be charged at \$90/hour by the Architectural Coordinator to the purchaser or builder directly, and must be paid in full prior to the release of the grade slip.
- Any changes to the approval after the release of the grade slip, that are requested by the purchaser or builder, will be charged accordingly at \$90/hour. Any change request must be submitted in writing to the Architectural Coordinator prior to any change being completed on site. A change request will include any modifications to the existing application such as; colour changes, material changes, grading changes etc.

Preliminary Design Review

A preliminary architectural review will be required for each dwelling to ensure that the design is on track and is compliant with the guidelines. The preliminary review should be done in the early stages prior to the builder doing the final pricing and final design work. The Preliminary Design Review should be submitted to the Architectural Coordinator for comments and must contain all of the items listed in the Preliminary Design Review Form (Appendix A). It is highly recommended that preliminary renderings and sketches of home plans and elevations are submitted at this time so that the Customer and Architectural Coordinator have adequate time to finalize this decision (see Appendix B). Colours will not be accepted without all parts of the Preliminary Design Review. Please include both Appendixes with your submission.

Required Information

The following information should be included with your submission:

- A conceptual site plan (scale 1:250 or 1:200) showing property lines, setbacks, general site grading easements, utility rights of way and slopes, all proposed buildings, drives, walks, patios, decks, and other outdoor features.
- Floor plans for all levels (scale $\frac{1}{4}''=1'0''$ or $\frac{3}{16}''=1'0''$)
- Elevations for all four sides.(scale $\frac{1}{4}''=1'0''$ or $\frac{3}{16}''=1'0''$)
- Sections. Min 2 (scale $\frac{1}{4}''=1'0''$ or $\frac{3}{16}''=1'0''$)
- Exterior Colours Form
- Full consulting team contact information

Final Design Review

Once the design has been finalized and all parties agree that it conforms to the guidelines set forth, the applicant can submit their plans for a Final Design Review. The Final Design Review should be submitted to the Architectural Coordinator for comments and must contain all of the items listed in the Final Design Review Checklist (Appendix C). The applicant must also complete the House Approval Form (Appendix D).

We require that paper copies, drawn to scale, are sent to the Architectural Coordinator for the Final Design Review.

Prior to the submission for a building permit, Lacombe County will require an “Approved” stamp and Grade Slip from the Architectural Coordinator certifying compliance with the Guidelines.

Required Information (2 copies of each)

The following information should be included with your submission:

- A final site plan (scale 1:250 or 1:200) showing site dimensions, property lines, building envelope, existing and proposed grades, easements and encroachments, corner points of all buildings with elevations, top of footing elevations, top of joist elevations, deck - patio and walkway locations, fencing and entrance walls, utility connection locations, electrical meter locations, driveway and parking locations, sidewalks - patios and covered porches, accessory site developments, fencing, and retaining walls.
- Construction documents (finished working drawings at a scale of $\frac{1}{4}''=1'-0''$ or $\frac{3}{16}''=1'-0''$) that include: foundation plans, building floor plans, building elevations, building sections (minimum 2), roof plan, and details.
- Exterior material and colour selections (a colour board may be required)
- Full consulting team contact information

Once the plans have been approved, a grade slip, and one copy of the stamped approved drawings will be sent back to the applicant. At this time, the applicant will be able to proceed for a building permit.

Landscape Design

All landscaping is to be completed by the purchaser or builder within 12 months of occupancy certificate or 24 months from building permit, whichever is sooner. A Visionary Landscape Plan showing all aspects of plantings and proposed landscape features must be provided to the Developer for approval prior to completion of the landscaping.

Contact Information

Developer

Belterra Developments Ltd.
Chris Artibello
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Calgary, AB T2S 2S7
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Architectural Coordinator

FLECHAS | architecture
Oscar Flechas
Architect, AAA AIBC MRAIC LEED® AP
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Engineer

MPE Engineering Ltd.
Mark Steffler, P. Eng
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Calgary, AB T1Y 5Z6
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F. 403.250.1518
Email: msteffler@mpe.ca

All design in The Slopes of Sylvan Lake must adhere to all national, provincial and municipal rules, regulations and bylaws, including all applicable building codes. All applicants are required to obtain the required permits from Lacombe County for all construction activity on his or her homesite.

If any national, provincial or municipal regulations and/or bylaws pertaining to The Slopes of Sylvan Lake that are in effect at the time of application for approval conflict with any statement or requirement contained in the Architectural Design Guidelines, then the most restrictive of the conflicting provisions will govern.

SECURITY DEPOSIT

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Security Deposit Payment

The Security Deposit will be paid to the Developer to ensure completion of the requirements of these Design Guidelines, including:

- Confirmation that there is no contravention of the architectural and landscape requirements in these Design Guidelines
- Verification that no damage has been made to the municipal improvements including such items as water valves, driveway aprons/asphalt, boulevard landscaping and trees, rear gutters and walkways, light standards, fire hydrants, cathodic protection points, grading/drainage swales, and fencing.

The amount of the Security deposit will be \$20,000.00 for each lot purchased, pursuant to the Lot Purchase and Sales Agreement.

Security Deposit Return Procedure

The \$20,000 security deposit will be returned in a 2 stage process, in increments of \$10,000. Upon completion of house construction, site works, and landscaping, a first inspection will be completed by the Developer, the Engineer or the Developer's Architectural Coordinator to ensure compliance with the Guidelines. A final inspection shall be for the purpose of determining if damages have been made to the Municipal Improvements.

Please submit a written request to the Architectural Coordinator upon completion of the house construction as noted above so that the first stage of the security deposit return process can be completed. Provided there are no architectural deviations from the approved drawings, the first stage of the security deposit will be released once the Developer has received written notice from the Architectural Coordinator.

A second written request must be made to the Developer upon the same conditions listed above so that the inspections can be completed on Municipal issues and the second stage of the security deposit return process can be completed.

HOME OWNERS ASSOCIATION

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Benefits

The Home Owners Association (HOA) provides an opportunity for residents' input into the future maintenance of their community and serves as a vehicle to preserve and enhance the level of maintenance. The HOA will also provide a mechanism for the ongoing enforcement of the Design Guidelines.

Such items include:

- Fencing on major roadways and walkways.
- Entry treatments, landscape features, bench area, and other features.
- Additional items at the discretion of the Home Owner's Association.

Implementation

Approximately one year prior to substantial completion of the development, the Developer and their legal counsel will work together with an informal advisory group of The Slopes of Sylvan Lake property owners to plan for the initiation of the association. The HOA will be initiated at such time as there are an adequate number of residents living in the community.

Upon substantial completion of the development, an elected Board of Directors from The Slopes HOA will decide how to continue in the future, including how the maintenance program, if any, will be implemented. Each property will have one vote.

An encumbrance is registered on the title of every lot ensuring that all property owners are obligated to The Slopes of Sylvan Lake HOA for the long term maintenance of the community.

Fees

Fees will be determined at a later date.

Area

The residential areas identified on the map are to be included as part of The Slopes of Sylvan Lake. Refer to illustration for facilities that may be included within the maintenance program of the HOA. Additional future facilities may be included. The actual boundaries may vary from the boundary identified.

Notwithstanding anything else set out in these guidelines, the Developer and Architectural Coordinator may act reasonably, apply their respective judgments when considering and approving anything regulated or controlled by these guidelines. In so doing, the Developer and their consultants may provide waivers of or relaxations to any matter set out in these guidelines in their sole and absolute unfettered discretion.

No Right to Enforce

Only the Developer or Architectural Coordinator may enforce these guidelines. No applicant of a Lot/Unit in the Slopes of Sylvan Lake may enforce these guidelines.

Right to Amend

The Developer or Architectural Coordinator may from time to time amend these guidelines as they see fit in their sole and absolute unfettered discretion.

No Trespassing

No person shall infringe upon, alter or occupy any property that is not their own, nor excavate, destroy, paint, fill in, cut, remove or tamper with any common property in the Slopes of Sylvan Lake which is under the care, control or ownership of the HOA or Condominium Corporation. The Developer has a right to take legal action for relief of any violation.

Homeowners Association/Condominium Corporation Bylaws

These guidelines are to be read in conjunction with the Bylaws of the Homeowners Association. In the case of a conflict between these two documents, the respective Bylaws will prevail.

APPENDICIES

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- A: Preliminary Design Review Form
- B: Proposed Exterior Materials and Finishes
- C: Final Design Checklist
- D: House Approval Form



APPENDIX A: Preliminary Design Review Form

Date: _____

Style: _____

Lot #: _____

Submitted by: _____

Phone: _____

Address: _____

Email: _____

This application will be considered when all the following have been submitted:

- ☐ Conceptual Site Plan at a scale of 1:250 or 1:200 showing property lines, setbacks, general site grading and slopes, all proposed buildings, and all drives, walks, patios, decks, and other outdoor features.
- ☐ Schematic Floor Plans for all levels
- ☐ Schematic Elevations for all four sides
- ☐ Exterior Colours Form
- ☐ Cross-Sections (2)
- ☐ Preliminary Renderings

Submittal Date: _____

Design Highlights/Customer Profile:



APPENDIX B: Proposed Exterior Materials and Finishes

Date: _____ Style: _____

Lot #: _____ Submitted by: _____

Address: _____ Phone: _____

Exterior Building Element	Material	Manufacturer	Colour	Sample (Y/N)
Roof surface				
Wall surface				
Accent wall surface				
Masonry				
Trim (corners, etc.)				
Window frames				
Window trim				
Window grill				
Chimney				
Soffit				
Fascia				
Rainware				
Porch/deck surface				
Porch/deck railing				
House doors				
Garage door(s)				
Driveway/Sidewalk				
Front step				
Back/side step				
Columns				
Column caps				



APPENDIX C: Final Design Checklist

Date: _____

Style: _____

Lot/Phase: _____

Submitted by: _____

Phone: _____

Address: _____

Email: _____

☐ Site Plan (2 copies) at 1:250 or 1:200 scale, displaying the following:

- Site dimensions
- Property lines
- Building envelope
- Existing and proposed grades
- Easements and encroachments
- Corner points of all buildings with elevations
- Top of footing elevations
- Top of joist elevations
- Deck, patio, and covered porch locations
- Rear yard fencing (if applicable)
- Electrical meter locations
- Driveway and walkway locations
- Accessory site developments
- Retaining walls (if applicable)

☐ Construction Documents (completed working drawings; 2 copies) at 3/16" = 1'-0" minimum including the following:

- Foundation plans
- Building floor plans
- Building elevations
- Building sections (minimum 2)
- Roof plan
- Details
- Electrical plans

☐ Completed House Approval Form (Appendix D)



APPENDIX D: House Approval Form

Developer

Belterra Developments Ltd.
Chris Artibello
#400, 2303 4 St SW
Calgary, AB T2S 2S7
T. 403.670.9166 F. 403.685.9113
Email: chris@belterraland.com

Architectural Coordinator

FLECHAS | architecture
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LEED® AP
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Email: oscar@flechas.ca

Engineers

MPE Engineering Ltd.
Mark Steffler, P. Eng
Suite 260 East Atrium, 2635-37
Ave. N.E.
Calgary, AB T1Y 5Z6
T: 403.219.6301
F: 403.250.1518
Email: msteffler@mpe.ca

Builder:	_____	Phone:	_____
Address:	_____	Email:	_____
Submitted by:	_____	Date:	_____
Lot:	_____	Civic Address:	_____
Block:	_____	Total SQ Feet:	_____
House Type:	_____	Risers in Garage:	_____
Main SQ Feet:	_____	Basement Height:	_____
Garage Width:	_____	Rear:	_____
Risers at Front:	_____	Right:	_____
Setbacks:	_____		_____
Front:	_____		_____
Left:	_____		_____
Grades:	_____		_____
Front Left:	_____	Front Right:	_____
Rear Left:	_____	Rear Right:	_____
Garage Front:	_____	Top of Subfloor:	_____
Actual Top of Footing:	_____	Lowest Top of Footing:	_____

Use of House Plan Approval Services

The applicant acknowledges that the house plan approval is provided as a service and that the developer and architectural coordinator(s) assume no responsibility for the accuracy of the information provided, or for any losses or damages resulting from the use thereof.

The applicant further acknowledges that they will hold the developer and architectural coordinator(s) harmless from action resulting from the use of this information.

Date: _____ Signature of Applicant: _____

Conditions of Approval

The following conditions must be adhered to:

- ☐ Finished grade is in accordance with the plot plan. The builder is responsible for proper drainage of the lot based on subdivision design
- ☐ The builder is responsible for any retaining walls that may be required due to grading

The following are additional conditions of approval:

Grades Approved as Noted: _____

Date: _____

Architectural Approved as Noted: _____

Date: _____