kenton
VILLAGE

KENTON 3C: ARCHITECTURAL DESIGN GUIDELINES

Front Drive Single Family Lots

Includes: Block 5 Lots 7-23, 42
Block 2 Lots 70-74

Front Drive Duplex Lots

Includes: Block 6 Lots 19-46 (inclusive)

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2 DIRECTORY

Developer:	Cantiro Communities Kenton Ltd. 17515-108 Avenue Edmonton, Alberta T5S 1G2 Phone: (780) 484-4389 Fax: (780) 484-5397
Engineers:	IBI Group Suite 300, 10830 Jasper Ave Edmonton, Alberta T5J 2B3 Phone: (780) 428-4000 Fax: (780) 426-3256
Architectural Applications:	Windward Landtec Inc. 12128 - 121 A Street Edmonton, Alberta T5L 0A4 Phone: (780) 454-6799 Fax: (780) 454-6896
Surveyor:	Pals Survey 10704 - 176 Street Edmonton, Alberta T5S 1G7 Attention: Builder Services Phone: (780) 455-3177 Fax: (780) 451-2047
Solicitor:	Biamonte, Cairo & Shortreed Suite 1600, 10025 – 102 A Avenue Edmonton, Alberta T5J 2Z2 Phone: (780) 425-5800 Fax: (780) 426-1600
Geotechnical Consultants:	J.R. Paine & Associates 17505 106 Avenue Edmonton, AB T5S 1E7 Phone: (780) 489-0700 Fax: (780) 489-0800

3 OBJECTIVE

The following Architectural Guidelines have been compiled to assist you in problem free construction. We have taken steps to ensure that this information and engineering plans cover all aspects of design and construction in an effort to minimize problems prior to construction.

4 CONCEPT

The Architectural Guidelines are designed to provide visual control for the building massing, siting, style and colour, and to obtain the best possible streetscape appearance. Alternate exterior treatments may be requested to reinforce the streetscape. Emphasis will be concentrated on trying to create a strong "CURB APPEAL" to each house through attention to detail on the front elevation. In addition the landscaping requirements will form a strong complement to the proposed tree lined boulevards. A heavily landscaped front yard will be a requirement to ensure a mature streetscape for the neighborhood.

5 DISPUTES

Should any questions or disputes result from individual concerns; the Developers decision will be final.

6 HOUSING DESIGN

Because of a wide variety and individual taste in house types in any development, care must be taken to incorporate these unique values into our development, giving special attention to each house's relationship with neighbouring properties.

To achieve the highest possible standard of visual appeal, a requirement for architectural detailing and continuity will apply to all houses. The natural landscape setting and history of the area provides for the perfect setting for this collection of **Contemporary Modern and Prairie Modern themed houses**. The design vision for Kenton RPL represents a contemporary modern esthetic. This is achieved by using materials, colors and forms that create a sense of modern urban living, in a unique suburban environment. The contemporary vision for the individual house facades will be achieved through simple forms and well-proportioned elements combined with a controlled use of materials and colors as indicated by the images below. These two forms are referred to in these Design Guidelines as Prairie Modern and Contemporary Modern.

By following this guideline the house owner will find a varied palette of materials, textures, colors and design elements to create their own personalized house.

6.1 House Size

Houses are to have a consistency of mass and volume within the streetscape. As such, house widths and sizes must relate proportionately and logically to the lot width and neighbouring houses. Individual houses will be reviewed on their own merits of design, massing, proportion and compatibility. The minimum house width must be within 2'-0"of the recommended building pocket.

6.2 Repetition

Front Drive Semi Detached Lots	Front Drive Single Detached Lots
Identical elevations will be permitted on adjacent lots for semi-detached units. The rear elevation of all units will incorporate roof lines and detailing to effectively break up the façade and add visual interest. It is recommended to alternate the exterior theme of each block units to help differentiate the streetscape.	Similar or identical front elevations may not be duplicated within two lots or directly across the street, (XOAX) unless significant changes have been made to the house style, roof pitch and exterior materials to the satisfaction of the Architectural Consultant. It is recommended that the same or similar model should have at least one lot between proposed homes to provide a varied streetscape.

6.3 Corner Lots

Houses on corner lots require special design consideration. Flanking side and the rear elevations should carry details consistent with the front elevation, and avoid large expanses of blank wall space. House should have roof lines predominately sloped towards both streets and wrap to carry the detail to the rear of the house.

6.4 High Visibility Lots

The rear elevation of houses on perimeter lots (backing onto the east-west walkway) will require wall openings of a number and size appropriate to the area of wall surface, roof lines and suitable overhangs at cantilevers, box-outs and bay windows. In addition roof lines and decks will be required to prevent a three-story presence. An element of detail is to be included on these elevations to match the front elevation and overall design.

6.5 Site Planning and Grading

Site planning and grading must accommodate the natural slope of the land and variations in grade absorbed within the building mass as much as possible. Lot grading must be in strict conformance with the approved grading plan for the subdivision.

Front entry steps are to be a maximum of four risers per set. Where the grade calls for more risers, the run must be split. Exceptions to this requirement may be granted in consideration of unique design, topography and lateral bracing concerns. If there are more than four risers per set, the step will be am minimum of 4' wide with appropriate railing style.

7 EXTERIOR FINISHES

7.1 Facade Design

Objectives

- To ensure the houses are modern in esthetic and form by using modern design features and materials, and excluding traditional elements and decoration.
- To utilize traditional and modern materials in non-traditional, creative applications.

- To create a well-defined and balanced, inviting front facade that connects the house to the surrounding landscape and street interface by incorporating the prescribed materials and design features outlined in the Design Guide.
- To create an inviting entrance by utilizing the front step material and form to complement the overall facade and front door arrangement.

Controls

- Each house must have a visible front entry that faces the street.
- Houses on corner lots must incorporate the design guidelines to both faces of the facade that front each street, and the rear elevation will also require detailing and trim to match.
- At a minimum, each dwelling must incorporate **one Primary Design Feature and one Secondary Design Feature** into the design of each facade or building face deemed highly visible by the Architectural review Consultant.

7.2 Facade Elements

Primary and Secondary Design Features

Objectives

To promote a variety of design features to add visual interest and functionality to each house such as entry canopies and pergolas, front step to planter interface, feature screens, sun shades, house address identification, exterior light fixtures and similar visual interest items that may be approved by the Architectural Review Consultant. Please refer to the Design Process Graphic for more information.

Control

- Creative front steps that enhance the overall design of the front facade will be encouraged.
- Alternate Primary Design and Secondary Design Features not listed here may be approved at the discretion of the Architectural Review Consultant.
- Each dwelling should include one primary and one secondary design feature as listed below. Please see Design Guidelines reference graphic.

Primary Design Feature

- Central Feature
- Entry feature
- Wing Wall(Modern Suburban) or Garage Feature(Prairie Modern)

Secondary Design Feature

Prairie Modern

- Central Background Feature
- Chimney Feature
- Entry Planter
- Dropped Soffit Feature

- Horizontal Banding Feature

Modern Suburban

- Framing Accent
- Screening Feature
- Entry Planter
- Street side Deck
- Background Accent Feature

Additional Notes

- The risers on the front steps must be of exposed aggregate finish. All wooden steps will not be permitted.
- All materials used to construct design features must be complementary in color and form to the overall design of the front facade.
- Ornamentation must be contemporary in design and complement the house. No historical styles or details will be permitted e.g. (arches, decorative columns, animal ornaments, intricate mouldings etc.)

7.3 Windows

Objectives

- To allow for a variety of creative window design that fits within the Modern Suburban and Prairie Modern design themes. Please refer to the Modern Suburban and Prairie Modern Design Process graphics for more information.
- To encourage well-proportioned window placement to enhance the overall facade design.
- To achieve a high level of street interface by utilizing interesting window design.

Control

- Traditional muntin and mullion arrangements throughout the entire window panel will not be permitted for the Modern Contemporary or Prairie Modern design themes.
- Traditional muntin and mullion arrangements to the top third of the window will be permitted for the Prairie Modern and Contemporary Modern design theme.
- Window frames must be complimentary in color to the overall selected design theme of Prairie Modern and Contemporary Modern. Black or grey windows are recommended for the Contemporary Modern style.

7.4 Parging

Maximum height of parging on all elevations shall be 2'0" above grade and 1'-0" at the front of the house.

7.5 Exterior Colours

Objectives

To promote a controlled variety of colors that complement each house and fit within the context of the block and the neighborhood.

Control

- Please refer to the Color Chart for approved color selections.
- Overly bright or fluorescent colors will not be approved.
- Accent colors are to be a recommended maximum of 5% of the front facade of the house.
- The facade may be composed of a recommended maximum of 75% of any one color.
- The secondary color may be comprised of a recommended maximum of 20%.
- No facade may be comprised of 100% color.
- Percentages are a guideline only. Alternative arrangements may be considered subject to the Design Consultants Approval.
- The front facade will be limited to 4 colors.
- All color schemes must be approved by the Architectural Design Consultant.

7.6 Roofing

Objectives

- To encourage simple, functional and well-proportioned roof lines that are well suited to the house and which enhance the overall design of the façade.
- To create an interesting and unique development by encouraging a range of contemporary roof lines within the streetscape.

Controls

- The Modern Contemporary design permits barreled or simulated barreled roof lines.
- The Prairie Modern theme roof design is limited to a hip or cottage roof throughout the design.
- Flat roofs will be accepted.
- All visible roof pitches must be 3:12 to 5:12 for both Prairie Modern and Modern Contemporary.
- Roof eave overhangs must be a minimum of 24" for Prairie Modern and must be a minimum of 18" for Contemporary Modern. It is recommended where possible to provide a larger overhang to meet the style.
- Roofs must utilize one of the materials and approved colors as listed in the Materials and Colors Chart.
- Terra cotta and clay tile roofs are not permitted.
- Domes, turrets, or spires are not permitted.
- All eaves, soffits and fascia must be a minimum of 8" and complement the roof and the overall facade of the house.
- Fascia and soffit must be prefinished metal or hardi/smart board. Soffit may be sealed wood.
- Other roof pitches/designs may be accepted should they meet the intent of the style subject to the Architectural Consultants approval.

7.7 Garage / Driveway

Front Drive Homes

Semi-Detached Lots	Single Detached Lots
Driveways are to be located in accordance to the approved driveway location plan. Attached double or single front garages are required.	Driveways are to be located in accordance to the approved driveway location plan. Attached double front garages are required.

Garage doors are recommended to be upgraded designer style to represent the proposed theme. The door must be the same color as the siding or alternatively may match the trim colour if appropriate to the style. The maximum distance between the top of the garage door and the garage eave line should not be more than 18". Where the design exceeds this requirement the use of additional architectural detailing to reduce the impact is required. Gable ends will require appropriate detailing to soften the visual impact accordingly. The use of glass panels in garage doors is also recommended for all lots in Stage 3 Samples of acceptable door styles areas available from the Consultant. Sunburst or other patterns will not be allowed. Corners of overhead door must be straight. Angled corners will not be permitted. Driveways are to be plain concrete, exposed aggregate, stamped concrete or paver stones in approved colour.

The front garage should not exceed 70% of the total width of the single detached lots. Exceeding this ratio will require additional articulation at the garage and/or entryway to address massing.

The driveway is not to exceed the width of the garage to the garage front where the width may then flare to include a walkway to the front of the home or to the rear yard. A wider driveway may be considered if it can be demonstrated that it does not compromise drainage and does not detract from the streetscape and landscaping standards.

7.8 House Address Identification

House address identification must be graphically complementary in scale, color and material to the overall design of the front facade. Please refer to the Contemporary Modern and Prairie Modern Design Process Graphics for more information.

8 LANDSCAPING / FENCING

8.1 Landscaping Requirements

Environmentally friendly landscaping that minimizes water use and fertilization requirements is recommended. It is encouraged to implement yard designs that incorporate features such as rain gardens to utilize rain water; and native or drought tolerant plants that minimize the need for extra watering or fertilizing.

Modern style landscape plans are highly encouraged to complement the architectural theme. One interpretation of this modern style may be the installation of low maintenance, low water use landscaping in the front yard, and the use of hard surface landscaping rather than sod. Houses utilizing this low maintenance design will require the planting of additional trees and extensive shrubbery, to visually soften the hard surface and achieve greenery. The minimum tree and shrub requirement must be maintained and generally must be increased to offset the hard landscaping

elements. All low maintenance landscape designs require the submission of detailed plans for approval prior to construction.

At minimum, the landscape design must include a MINIMUM of ONE TREE and a prepared shrub bed containing at least 6 shrubs. AND FULL SOD ON FRONT YARD, AND TO THE CURB on the roadway. The tree shall be at least 4.5 cm (2") caliper for deciduous trees and at least 2m (6 ft.) in height for evergreen trees. Shrubs shall be a minimum of 18" in height or spread. A prepared bed is defined by edging (landscaping vinyl, brick, concrete, etc.) with wood chip mulch or ground cover. Native grasses may be considered for groundcover in the planting beds, but details plans must be submitted prior to construction.

Lot planting plans are available for reference and inspiration only. These plans utilize a variety of plant materials, readily available from local greenhouses, within a reasonable budget.

Completion of the landscaping forms part of the final acceptance requirements.

8.2 Fencing

Fencing shall be consistent in design and color with the fencing styles established for the subdivision. Wood screen fencing consistent with the design standard included in Appendix A is required between lots (side yard fencing).

9 INTERPRETATION

The enforcement, administration and interpretation of these guidelines shall be at the discretion of the Developer or its designated consultant. The unfettered application of these guidelines shall be without notice or precedent.

10 SITING

10.1 Consultant

Check with the Architectural Consultant for all applicable drawings, and any special conditions.

10.2 City Regulations

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

10.3 Grading

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

10.4 Plot Plans

Plot plans must include the following:

- Scale 1:300 metric.
- North arrow.
- Municipal address.
- Legal description of property.
- All property lines designated and dimensioned.

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

11 SUBDIVISION APPEARANCE

11.1 Signage

In order to maintain cohesiveness for signage within the subdivision, all signage will be supplied by the Developer, i.e., all model signs, directional signs and general information signs. The only signage to be supplied by the Builders Group will be on lots owned or sold by that Builder. Excessive abuse of signage, including sandwich boards may necessitate removal of ALL Builder's and Realtor's signs.

11.2 Excavation Material

All Builders must ensure that all excavation is kept within the confines of their lot. Any spillage on a road, lane, sidewalk or neighbouring lot must be removed immediately or the Developer will arrange for its removal and invoice for expenses.

11.3 Clean Up

Builders should encourage timely removal by all subtrades of litter on building sites. Builders will be provided with a 48-hour notice period; failure to comply will result in a clean-up bill being charged to the lot. **Supply and use of waste management bins by the Builder is mandatory.** Any general clean-up of the subdivision implemented by the Developer can and will be charged pro-rata to all builders.

11.4 Construction Activity

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

12 LOT REPORT INSPECTION

The Builder/Property Owner will be responsible for damages to infrastructure servicing and amenities on and surrounding the lot. Accordingly, each Builder/Property Owner shall inspect the condition of curbs, sidewalks, street lights, services, etc. on his lot and must submit written notice of any damages to the Developer within 7 days of purchasing the lot, otherwise costs for repairing any damages becomes the sole responsibility of the Builder/Property Owner. Upon entering into a sales agreement for the lot, a thorough inspection should be undertaken to include the following items. A copy of the inspection report is attached hereto as Appendix C.

- Curb stop – water valve
- Sidewalks, curbs and gutters

- Driveway, aprons and asphalt
- Boulevard landscaping/trees
- Rear gutters and walkways
- Servicing boxes
- Light standards
- Fire hydrants
- Cathodic protection points
- Grading and drainage swales
- Fencing
- Entrance Features

If no damage report is received by the developer within the time specified above, any damages assessed to the lot will be charged to the Builder.

13 APPROVAL PROCESS

Prior to building the builder inspects the lot and all services. All discrepancies or damages shall be reported in writing with the application.

Before applying to the City for a development permit, the applicant shall submit plans for approval of Windward Landtec Inc. Applications shall include the following:

- One complete set of house plans;
- Plot plan, prepared by Pals Geomatics, showing lot house grades and drainage pattern, floor and garage elevations; and
- Completed application form.

Windward Landtec will review the plan and recommend approval, modification, or rejection of the application based on the adherence of the plans to these guidelines. This decision should be made within three days of submission. Should disputes arise, the Developer shall make the final decision on the acceptability of plans.

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

The applicant is responsible for notifying WINDWARD LANDTEC INC. that the house is complete and ready for inspection. This notice must be in writing and contain a lot grading certificate, signed by an A.L.S., certifying that the lot has been graded as per approved lot grading plan provided by the designated surveyor. In addition, the applicant must obtain a lot grading inspection report from the City of Spruce Grove Drainage Branch and provide it to Windward Landtec Inc. Construction will be inspected once completed to ensure compliance with these guidelines. If the lot-grading certificate is in order and the landscaping is acceptable, the landscape deposit will be refunded in full.

No stakeout will be granted until approved by Windward Landtec Inc.

14 SECURITYDEPOSITS

Security deposits as described below are due upon payout of the lot. The deposit will be retained by the developer, without interest, to cover any deficiencies or infractions relating to architectural adherence, landscaping adherence of subdivision damages.

Refund of the performance deposit must be applied for within 3 years from the closing date or the deposit will be forfeited to the Developer.

14.1 Damage Deposit

A letter of credit in the amount of $25,000.00 is due upon payout of the lot to cover possible damage municipal improvements and amenities such as:

- Curb stop-water valve
- Sidewalks, curbs and gutters
- Driveway aprons and asphalt
- Boulevard landscaping and trees
- Rear gutters and walkways
- Light standards
- Fire Hydrants
- Cathodic Protection Points
- Grading and drainage swales
- Fencing
- Entry Features
- Landscaping

14.2 Architectural and Landscaping Deposit

A deposit in the amount of $1,000.00 (per lot) for duplex lots and $1,500.00 (per lot) for single-family lots is due upon payout of the lot to cover adherence by the builder to ensure that:

The builder constructs and finishes the house as per the plans approved by Windward Landtec Inc. Windward Landtec Inc. must also be notified of any changes that occur to the approved house plans during the course of construction.

The builder completes all front and rear yard landscaping as per the plans approved by Windward Landtec Inc. Windward Landtec Inc. must also be notified of any changes that occur to the approved landscaping plan during the course of construction.

14.3 Return of Security Deposits

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

Security deposits will not be returned until Final Acceptance Certificate (FAC) from the municipality is granted to the Developer. Typically, FAC is granted by the municipality 2 years after the installation of asphalt within the subdivision area.

Prior to final acceptance of all municipal services by the municipality, an inspection is conducted. Any damages to improvements listed in Section X caused by third parties will be noted and repaired at the cost of the property owner, unless otherwise noted on the required Lot Inspection Report. Refer to Section 10.

If the Lot Inspection Report is not completed, the damage will be deemed the property owners responsibility, and the cost will be deducted from the Security Deposit. Property owners are responsible for any damages on their lot from the date of purchase.

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

14.4 Return of Architectural and Landscaping Deposit

Return of the $1,000/$1,500 Architectural and Landscaping deposit will be released to the builder upon satisfactory completion of the house as per the architectural approval. To initiate an architectural inspection and return of the deposit, the following must be completed:

- Construction completed, exterior and landscaping completed in accordance with these guidelines AND as per the house plan approval
- Landscaping completed as per the landscape plans approved
- Final grading completed
- Final grading certificates and approved grading inspection report
- Water valve exposed and marked
- Sidewalks, street, gutter and curbs in clean condition
- Written request to Windward Landtec Inc. to conduct the landscape inspection. The request must include the final grade certificate.

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

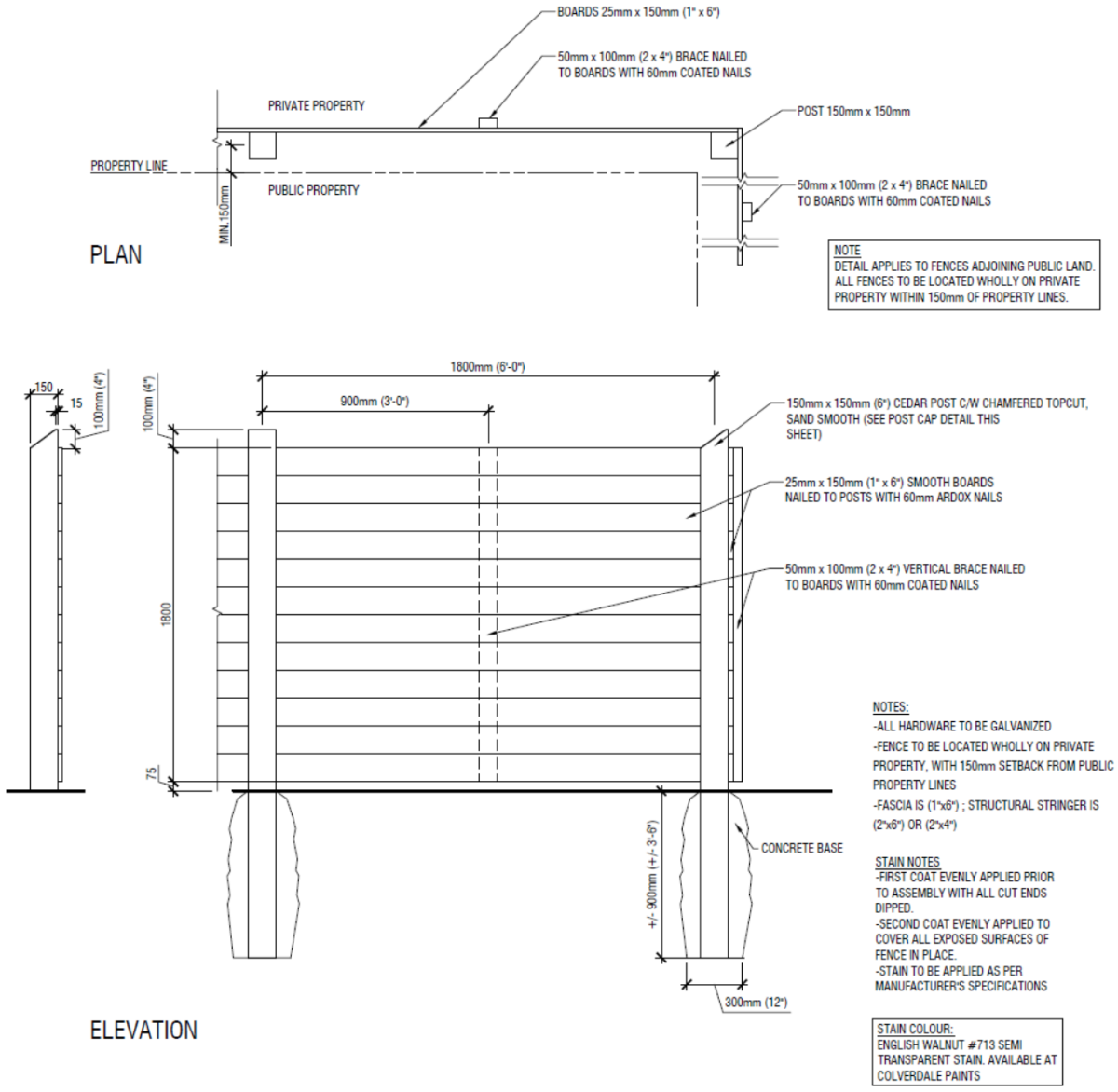
Upon receipt of an approved final inspection, all builders/property owners must contact the Developer for release of the Architectural and Landscaping Deposit.

15 CAUTION ON SALES PRIOR TO FINAL APPROVAL

Sales are not to be presented as final to a prospective purchaser until the Final Approval of the plans, elevations, lot siting and color scheme has been given by The Developer and their designated Consultant. The house builder and/or House owner shall be fully and solely responsible for such representations.

APPENDIX A – FENCING DETAIL

WOOD SCREEN FENCING

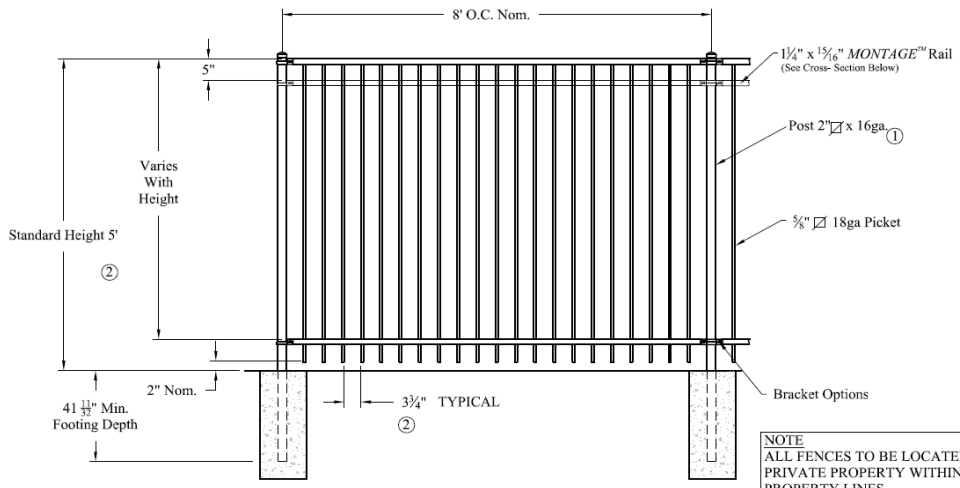


1.8m HEIGHT WOOD SCREEN FENCE

SCALE 1:25

APPENDIX A – FENCING DETAIL (continued)

DECORATIVE STEEL/METAL FENCING

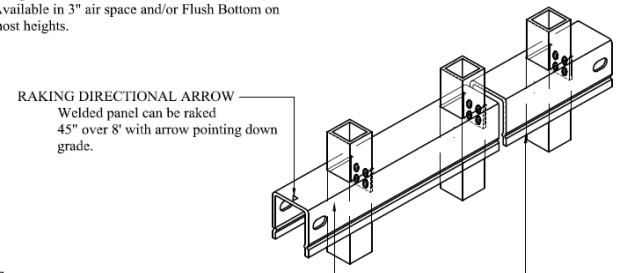


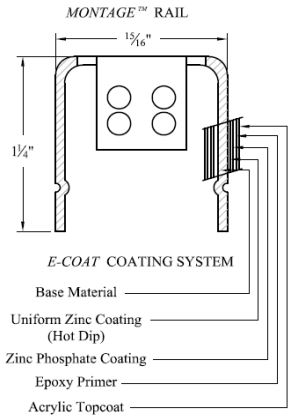
NOTE
ALL FENCES TO BE LOCATED WHOLLY ON PRIVATE PROPERTY WITHIN 150mm OF PROPERTY LINES.

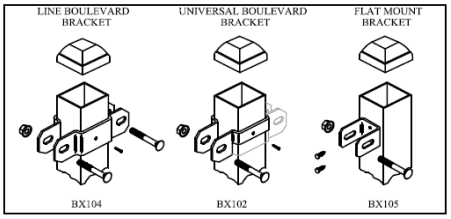
NOTES:

1.) Post size depends on fence height and wind loads. See *MONTAGE™* specifications for post sizing chart.

2.) Available in 3" air space and/or Flush Bottom on most heights.







Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

MONTAGE MAJESTIC 2/3-RAIL

AMERISTAR®
1555 N. Mingo
Tulsa, OK 74116
1-888-333-3422
www.ameristarfence.com

APPENDIX B – ROOFING MATERIALS AND COLOURS

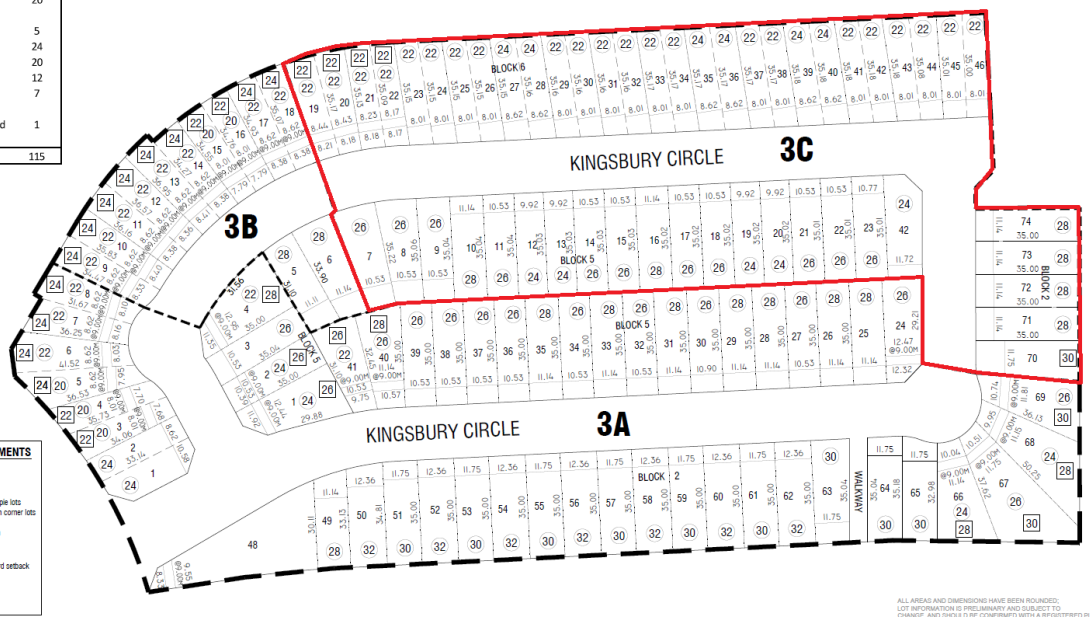
Approved roofing products and colours:

Certainteed	Landmark TL	Moire Black
GAF	Timberline HD	Charcoal
GAF	Grand Sequoia	Charcoal
IKO	Cambridge 30	Driftwood, Dual Black, Harvard Slate
BP	Harmony	Brown Stone, Twilight Grey
	Vintage Selection	Shadow Black

Additional Colors and Manufacturers as approved by the Designated Consultant

APPENDIX C – LOTS APPLICABLE TO ARCHITECTURAL GUIDELINES

Lot Totals	
22' Semi Detached	26
24' Semi-Detached	20
24' Single Detached	5
26' Single Detached	24
28' Single Detached	20
30' Single Detached	12
32' Single Detached	7
Flanking Single Detached	1
Total	115



SUBDIVISION REQUIREMENTS
ZONING: R1
SETBACKS

FRONT AT BYLAW: 6.0m, 9.0m on pie lots
REAR AT BYLAW: 7.0m or 4.5m on corner lots
SIDEYARD AT BYLAW: 1.2m
SIDEYARD ON CORNER LOT: 3.0m

NOTES
0.1m safety added to each side yard setback

(20) HOUSE SIZE AT BYLAW
[20] HOUSE SIZE AT 9.0M

ALL AREAS AND DIMENSIONS HAVE BEEN ROUNDED;
LOT INFORMATION IS PRELIMINARY AND SUBJECT TO
CHANGE AND SHOULD BE CONFIRMED WITH A REGISTERED PLAN

APPENDIX D – LOT INSPECTION REPORT

BEAVERBROOK
communities for living

LOT INSPECTION REPORT

This lot Inspection Report is to be completed and faxed to Beaverbrook @ 780.484.5397 within SEVEN (7) days of lot purchase.

Date of Inspection _____

Subdivision Kenton Village

Builder/Purchaser _____

Lot _____

Block _____

Plan _____

INSPECTION OF MUNICIPAL IMPROVEMENTS

Sidewalk _____

Curb _____

Water Service Valve _____

Swale _____

Boulevard Landscaping _____

Light Standard/ Communication Pedestal _____

Comments _____

_____

_____

APPENDIX E – SIDING COLOURS

MONOGRAM® 46

- Canyon Blend
- Weathered Blend
- Pacific Blue
- Timber Blend
- Hearthstone
- Sable Brown
- Flagstone
- Granite Gray
- Spruce
- Barn Red- SWATCH NOT AVAILABLE

JamesHardie

Evening Blue	Monterey Taupe	Timber Bark	Mountain Sage	Khaki Brown	Traditional Red

Iron Grey	Chestnut Brown

Additional Colors and Manufacturers as approved by the Designated Consultant

MODERN / CONTEMPORARY SUBURBAN DESIGN GUIDELINE

History & Character

In the decades separating World Wars I and II, Americans tended to prefer period houses that reflected past traditions (such as Colonial, Tudor, and Victorian) while European architects such as Walter Gropius, Mies van der Rohe and Le Corbusier introduced radically new designs that abandoned historic precedent in an attempt to exploit the materials and technology of the day.

After World War II, as residential construction increased, house designs based on historical precedent were overlooked in favor of new variations of the modern styles that had only begun to flourish in the pre-war years. Many modern design styles have appeared since the 1940's and have been influenced by factors such as regional characteristics or legacies, energy conservation considerations, and advances in building technology.

The five most common modern styles built since the 1940's include *Minimal Traditional, Ranch, Split-Level, Shed,* and *Contemporary*. The Contemporary style has been the favorite for architect-designed houses and it occurs in two distinctive subtypes based on roof shapes; flat or gabled.

The flat roof subtype resembles the earlier International Style in having flat roofs and no decorative detailing, but lacks the stark white stucco wall surfaces, which are usually replaced by various combinations of wood, brick, or stone. Landscaping and integration into the landscape are also stressed, unlike the pristine white International house that was meant to be set upon the landscape as a piece of sculpture.

The gabled subtype is strongly influenced by the earlier modernism of the Craftsman and Prairie styles. It features overhanging eaves, frequently with exposed roof beams. Heavy piers may support gables. As in the flat-roofed subtype, various combinations of wood, brick, and stone wall cladding are used and traditional detailing absent.

Essential Elements

- Simplification of form characterized by a series of geometric (often rectilinear) volumes.
- Asymmetrical façade / elevations.
- Contrasting wall materials, textures and colours – traditional detailing is absent.
- Wide overhangs and either flat or low-pitched roofs with broad, low, front facing gables.
- Cantilevered projections (sections of roof, balcony, or second storey).
- Large areas of floor-to-ceiling windows or curtain walls of glass.
- Windows (typically metal casement) often in horizontal bands / ribbons set flush with exterior wall.

Roofs

Roof
Roofs are typically either flat or low pitched (6:12 maximum) with broad, low, front-facing gables. Exposed supporting beams and other structural members are common in gabled roofs.

Shed style (mono-pitch) roofs may also be incorporated but are less common. Most commonly, one or more shed roofs of moderate (3:12) to high pitch (8:12) are incorporated to give the effect of several geometric forms shoved together.

Eaves
Flat and low pitched roofs incorporate wide eave overhangs. All eaves where required should be scaled to match the proportions of the house. Eaves associated with gabled roofs are typically 18" minimum with no maximum restrictions.

Shed roofs are simple with little to no overhang and commonly feature a single board as a cornice.

Wall

The characteristic geometric volumes avoid traditional form and detail while expressing the structural components of the skeleton behind. Volumes are highlighted through the use of contrasting cladding materials, colours, textures and glazing. Large expanses of exterior walls are common with horizontal grooves or lines in walls and horizontal balustrade elements lending to the horizontal emphasis.

Materials (Main Body)
Brick, stone (rough cut random and smooth rhythmic patterns), smooth or sprayed stucco, or horizontal / vertical siding.

Materials (Base)
Must be consistent with the style of the house and as per the General Requirements section of the Guidelines.

Porches / Columns

Porches are generally an integrated component or volume of the front façade. Cantilevered sections of house, roof, and/or second floor balcony may jut dramatically over the entrance below with or without visible support from the main body of the house.

Columns are seldom used, instead support is provided through extensions of the walls such as wing walls and box-outs.

Windows

Windows are arranged in a variety of patterns including floor-to-ceiling (curtain wall assemblies) and horizontal banding or ribbons including clerestory that often wrap around the building corners. In all instances, windows are used as part of the geometric expression of the house and can be divided in both horizontal and vertical patterns to support the overall composition

Windows are typically metal clad casement set flush with the exterior wall and do not include ornamentation or additional frames surrounding the window.

Doors

Front doors are not accentuated, and are often deliberately obscured or integrated into the patterning of the front façade.

Doors can be metal, solid wood, fiberglass, full glazed (garden doors), or include a number of custom patterns that incorporate smaller glazed units in horizontal and/or vertical patterns.

PRAIRIE MODERN DESIGN GUIDELINE

History & Character

Developed by a group of Chicago architects known as the 'Prairie School' (1901-1955), the Prairie style is one of the few indigenous American styles of architecture that did not share design elements and aesthetic vocabulary with earlier styles of European classical architecture. The most famous proponent of the style, Frank Lloyd Wright, promoted an idea of "organic architecture", the primary tenet of which was that a structure should look as if it naturally grew from the site. The Prairie style focused specifically on midwestern regionalism, with its horizontal, open floor plans which echoed the wide, expansive prairie region.

Considered to be part of the Arts & Crafts movement, the Prairie school shared an embrace of handcrafting and craftsman guilds as a reaction against the new assembly line, mass production techniques of the Victorian era. Although avoiding historical stylistic trends of the competing periods, the Prairie style made subtle use of Japanese architecture, specifically that culture's use of horizontal space, hipped roofs with broad eaves, and long bands of windows.

The Kenton Village Prairie style is characterized by strong horizontal lines incorporating low-pitched hip or gable roofs with broad overhanging eaves. Windows are generally grouped in horizontal bands and often include clerestory windows. Wall surfaces are typically divided by a belt-course between storeys (underside of windows) which accentuated the horizontality of the design.

Essential Elements

- Dominant two storey central form with one storey porch or wing.
- Low pitched hipped roofs.
- Deep overhangs.
- Strong horizontal base and details emphasizing horizontal lines.
- Oversized, monumental square or rectangular piers of brick, stone or stucco used to support porch roofs or deeply overhanging roofs.

- Vertical windows in groupings.
- Wide chimneys.

Roofs

Roof
Roofs are low-pitched hipped (rarely gabled) varying from 0:12 (flat) to 6:12 maximum. Small areas of flat roof are rare and are usually located over porches. Dormers are rare due to the shallow roof forms.

Most examples are hipped, symmetrical, with front entry. Other less common types are hipped, symmetrical, no front entry; hipped, asymmetrical; and, gable.
The pitch of roof edges can be flattened to give pagoda like effect.

Eaves
Overhangs / eaves are large and emphasize the horizontal lines of the style.

Eaves are typically 24" minimum with no maximum restrictions.

Fascia board shall be 6" min. - 12" max.

Walls

The characteristic horizontal emphasis is achieved through the use of horizontal materials coursing; contrasting wood trim between stories; selective recessing of only the horizontal masonry joints; ganged windows; and, overlapping planes such as planters and garden walls.

Horizontal trim boards (6" min.) are common at the intersection of the wall and soffit, and at the sill line of the upper windows (continuous on all elevations).

Materials (Main Body)
Brick, stone (rough cut random patterns), smooth or sprayed stucco, or horizontal siding (board and batten).

Materials (Base)
Must be consistent with the style of the house and as per the General Requirements section of the Guidelines.

Porches / Columns

Front porches are one storey and are not a dominant element of the style. Porches can be arranged both asymmetrically or symmetrically, but are predominantly located asymmetrically on front elevations. They are often hidden or screened by garden walls or planters.

Massive square or rectangular piers of masonry or stucco used to support roof porch roofs are predominant feature of the style. Solid walls comprised of the base material are commonly used in place of balustrades.

Windows

Windows are typically vertical in proportion (height / width ratio 3:1), or square (1:1) and, are typically ganged in groups of three's in order to accentuate the horizontal lines of the composition.

It is common (especially in bay and box configurations) that horizontal rows (bands) of windows wrap around corners.

All windows shall have a divided-light appearance (muntins) (refer to the Windows section of the General Requirements). Leaded and stained glass (in geometric patterns) is common.

Ganged windows are typically separated from each other by wood trim (6" min.) All other window trim as per the General Requirements.

Doors

Doors are typically stained wood in either a simple stile and rail configuration, or wood plank design (raised panel doors are not found on this style of house). Doors may have decorative, stained glass sidelights and transoms in Arts + Crafts patterns.

Single sidelight and single sidelight with transom are typical of asymmetric elevations.

Double sidelights and double sidelight with transom configurations are typical on symmetrically organized elevations.

Door materials as per the General Requirements.

Details

Overlapping and integrated garden walls and planters are common including flattened pedestal urns for accent planting.

Window boxes with geometric patterns of small-pane window glazing.

Stained / leaded glass with geometric patterns incorporating squares and rectangles.

Contrasting wall materials or trim emphasizing the upper part of the upper storey.