

Iron Gate Architectural Controls

March 2019

Iron Gate

Architectural Control Specifications

(Design Guidelines)

1 INTRODUCTION

The objective of the Iron Gate Architectural Control Specifications are to set a standard for house design and landscaping that will encourage a high quality of design appropriate for the development. These design guidelines will assist homeowners, builders and designers in the selection and design of homes in Iron Gate. The guidelines will help create a compatible mix of housing types with some variety and character that will establish and maintain the investment value of the homes in this new neighbourhood.

1.0 Design Compliance

All home designs must conform to current Town Sylvan Lake Land Use Bylaws and all applicable Building Code Regulations, along with the Architectural Control Specifications set out in this document. In the event the Architectural Control Specifications conflict with Town or Building Code Regulations, then Town and Building Code Regulations have priority. However, where Town or Building Code Regulations allow a lesser standard than the Architectural Control Specifications, then the requirements of the Architectural Control Specifications will predominate.

The home design must be approved by the Approval Committee prior to application for a Building Permit.

1.1 Appearance During Construction

Each Purchaser must inspect the condition of the local improvements installed by the Developer including, but not limited to the curbs, gutters, sidewalks, streetlamps, fencing, etc., in, on, or around the lot prior to commencement of construction in order to determine if any damage has been done to these improvements. Written notice of any damage must be submitted at this time or the costs for repairing for same shall become the sole responsibility of the Purchaser pursuant to the Offer to Option and Agreement and Agreement for sale, where applicable.

1.2 Condition of lot and local improvements

Conditions of local improvements are to be reviewed and inspected according to the terms of the Purchase Agreement. Local improvements include, but are not limited to the curbs, gutters, sidewalks, street lamps, fencing, etc. in, on, or around the lot.

The Purchase Builder and/or Owner are required to keep the lot clean and orderly during construction. No burning of garbage is permitted. The Purchaser shall ensure that boulevard trees and other trees in the neighbourhood are protected from damage due to material storage, excavation, construction or other causes. Any replacement of damaged trees or clean up carried out by the Vendor will be charged to the Purchaser, Builder and Owner.

1.3 Lot Type Variations

There are five types of building lots in this neighbourhood. For each type there will be some unique variations to the guidelines. The five types will be identified as follows:

- R1A – Medium Lot Residential District – Minimum 40' wide single family.
- R2 – Medium Density Residential District – Minimum 25' width Duplex.
- R3 – High Density Residential District – Minimum 20' wide Townhomes.
- R5 – Narrow Lot General Residential District – Minimum 34' wide single family.
- R5A – Narrow Lot Duplex Residential District – Minimum 25' width Duplex.

2 SITE PLANNING

2.0 Repetition

Similar plans and elevations will require adequate separation from each other. To be different means that there is a significant change in features such as roof slopes, size, shape and location of windows and doors, colours and finish materials. Reversing plans and changing materials will not be sufficient. The separation criteria are as follows:

- Standard lots with walkout potential - no repetition of plans and elevations on any of these lots.
- Standard lots - may not be repeated more often than every 5th house (ABCD) on either side of the street.
- Narrow lots - may not be repeated more often than every 4th house (ABC) on either side of the street.
- Duplex lots - no repetition of elevations on any of these lots. Massing of duplex to be such that duplex appears to be two separate homes.

When a plan and/or elevation is repeated, the exterior finishes must be different from other similar plans or elevations visible from the lot.

2.1 Dwelling Sizes

Dwelling sizes are to be relative to the size of the lot. While the sizes of the dwelling will follow the Land Use Bylaw, builders are encouraged to utilize the full width of the building pocket.

The Approval Committee may deny house plans considered too small or too large for the lot.

2.2 Corner Lots

Bungalows are preferred for corner lots. Other housing styles may be considered for corner lots if they include a significant single storey component or are designed to present a high standard of design on both street elevations.

All street-facing sides of homes situated on corner lots must be given the same consideration as house fronts. This can be accomplished by:

- Carrying the same exterior materials and colors around building corners on all street exposures.
- Repeating the window size and groupings from front to side street elevations.
- Continuing elements such as porches, verandahs and balconies around the corner.
- Designing roof forms that are interesting to view from all streets, such as repeating dormers.
- Repeating the style, finish and trims of the front elevations.

2.3 Walkout Lots

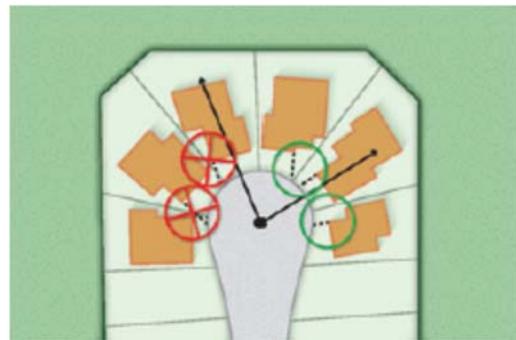
Two or three storey full height flat elevations on lots with walkout basements will not be acceptable. The use of architectural devices such as sloping roofs in combination with dormers, decks, variations in the rear wall planes, retaining walls and grading should be provided to break up the elevation.

2.4 Lots backing onto Green Spaces

Lots backing onto green spaces shall have the same consideration and finish level on the rear elevation as the front elevation.

2.5 House Placement

House type and siting selection shall avoid potential conflicts in surface drainage and driveway slopes between adjoining lots. Each home must be placed perpendicular to the road, rather than angled in the lot or parallel to one of the side property lines. All houses located on pie lots or in cul-de-sacs should be sited in a radiating pattern.



House Orientation

2.6 Setbacks, Front Yards and Side Yards

All setbacks, side yards, and building heights must conform to the Town of Sylvan Lake Standards and Bylaws. Front yard setbacks shall conform to the Setback Plan approved by the Town of Sylvan Lake.

2.7 Driveways

Slopes greater than 8% are not recommended. The Approval Committee reserves the right to lower garage slab elevations or adjust the building grade to improve driveway slopes. Town permits for curb cuts and aprons are the responsibility of the Builder and are to comply with Town standards.

2.8 L.T.F. - Lowest Top of Footing

The purchaser is responsible for checking the footing elevations.

2.9 T.O.J. - Top of Joist

Bungalows, two-storey and split-levels (intermediate level) should not be set higher than 1.12m (3'8") above finish grade.

Bi-levels should not be set higher than 1.63m (5'4") above finished grade.

3 LANDSCAPING AND FENCING

Landscaping of the front yards, and side yards for corner lots, should be designed to enhance the originality and character of the home.

3.0 Lot Grading

Lot grading must be consistent with the Building Grade Certificate for the lot. The Developer has developed a required lot grading package with Bemoco Land Surveying Ltd. Within this package, an individual site grading plan will be completed and submitted with the house plan. The site grading plan will include:

- Property lines and dimensions
- Dwelling outline and dimensions including deck, steps, verandah and overhangs
- Proposed geodetic elevations based on the approved engineering Building Grade Certificate at lot corners, top of foundation, final grade at building corners and back of sidewalk.
- Grade percentages between outside building corners and lot lines/corners.

After the foundation has been poured and prior to any further construction, the top of foundation elevation must be supplied to the Approval Committee.

Prior to the release of damage and security deposits, a final grading plan must be

submitted. This will include asbuilt grades at the following locations:

- Lot Corners
- Edge of Lane
- Property line grades
- Back of sidewalk
- Finished grade at building corners
- Finished grade at adjacent homes, garages and other permanent structures
- Grade percentages between outside building corners and lot lines/corners.

The landscaped grade of a lot must always slope away from the house and be integrated into the subdivision system of drainage. On lots where an exterior basement exit is used, builder must ensure positive drainage away from home.

Higher lots must contain surface drainage and channel it to front and/or rear yards. Draining of surface water on to adjoining lots is not permitted. (See also, Retaining Walls).

3.1 Trees

Homeowners are encouraged to incorporate trees with shrubs, flowering shrubs, hedges and annual planting beds.

3.2 Lawn

Purchasers are encouraged to plant a lawn or place sod within twelve (12) months of the completion of the home.

3.3 Outdoor Features

Purchasers are encouraged to consider alternate features to help individualize their homes. Features to be considered are:

- Post lamps, decks and balconies, planters, selection of plant materials, driveway finishes.

3.4 Retaining Walls

Unless it is deemed necessary to have a higher wall, retaining walls will be limited to an exposed height of 0.9 m (3'). For walls over 0.9 m (3') in height, a stepped wall will be required to reduce the wall's overall visual mass. All retaining walls will be finished to complement exterior house finishes and blend in with the landscape. It will be the responsibility of purchaser to pay for the design and construction of any retaining walls. The Approval Committee may request retaining walls, if it is found that construction on a lot is causing improper drainage onto adjoining lots.

3.5 Fencing

Fencing bordering green spaces will be provided by the Developer. The homeowner will be responsible for the maintenance of the Developer fencing to keep in its original condition. Developer fencing is not to be modified in any way and can only be replaced by fencing of similar design.

- On corner lots the fence design and materials shall be coordinated with other adjacent or nearby corner lots. The same design and materials are preferred.

4 ARCHITECTURAL DESIGN

4.0 Iron Inspired Elements:

The intent of the Iron inspired element is to tie the architectural and iron/natural metallic theme of the neighbourhood together, creating high contrasting elevations and adding character to the homes and streetscape. The Iron inspired elements need to be a prominent aspect of all front elevations. We are looking for designers, builders and homeowners to be creative in incorporation these elements. A wide variety of approaches will be considered when integrating these elements.

In order to fulfill the objectives of these guidelines, several key features should be given serious attention. These include Massing, Roof Design, Siding, Color and Exterior Features.

Iron inspired elements can take forms such as:

- Dark material colour pallets with contrasting trims and metallic accents.
- Semi-light colour pallets with a more prominent contrasting metallic accents and dark trims
- Front entry doors and overhead doors with metal finishes or prominent metal accents
- Wrought iron accents, metal clad beams, columns, truss ends, brackets, decorative railings etc.

**Coloured elevations may be required to clearly determine where elements are located.

4.1 Massing

It is suggested that the Purchaser contact the Approval Committee prior to the preparation of house plans to ensure that the proposed house plan is compatible with the neighbourhood and adjacent homes.

4.2 Roof Design

- Roofs should be a 5/12 pitch. Flat roofs will not be permitted.
- The roof style selected shall be consistent throughout. Dormer windows and gables are encouraged on all house styles.

- Builders are encouraged to use a variety of dormer types and proportions for their inherent appeal and character. The eave overhang should not be less than 400mm. Fascia will be a minimum 150mm. All gutters and downspouts should match the fascia or trim colour.

4.3 Roof Materials

Architectural asphalt shingles are recommended for the standard lots with walkout possibilities. Tile roofs (except Spanish design), wood shingle or shake roofs are also acceptable. Red, green and blue roofing will not be permitted. The Approval Committee may approve other materials.

The Approval Committee may require change to roofing colours that it deems not appropriate for the house design.

4.4 Exterior Finishes

The 'Iron Inspired' theme of the neighbourhood should influence all exterior finishes. The Approval Committee may require a change to any finish that it deems unacceptable.

- Preferred exterior finishes include, wood siding, vinyl siding, cement fibre board, brick and stone. The recommended minimum brick or stone area on the front face of the house is 50sqft. It is suggested that brick and stone be used to highlight entrances or as larger accent panels on the elevations. Small bands of brick or small brick panels at the sides of garage doors may not be sufficient. In all cases brick and stone must return back to the nearest intersecting face or to a minimum of 16". Alternative accent materials may be considered.
- At least 3 materials are required on the front elevation to create visual interest (ie. Board batten, smartboard, shakes, longboard, metal etc.)
- Attention should be given to window sizes and shapes.
- A minimum of 3 ½" trim is required around all street facing windows and doors.
- Attention should be given to the details and trims around windows, doors, corners and the transitions from one material to another.
- When accent bands are utilized, they should return around corners for a minimum of 16". Materials not listed will be reviewed on an individual basis to ensure compatibility with the intent of this document.
- Any masonry applications must ground the house and act as a structural element.
- Building height of two storeys with a maximum height to follow the Land Use Bylaw.

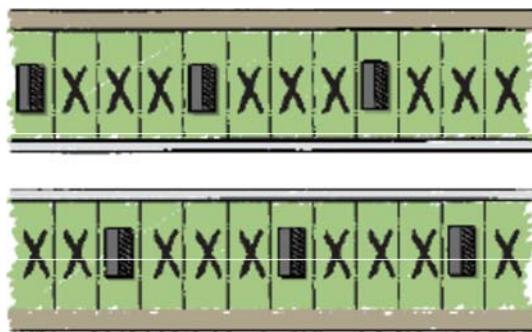
4.5 Colors and Materials

The following colour and materials are encouraged:

Colours:

- Deep earthy tones, primary and bright tones will be discouraged.
- Gentek – Deep Colour Tones:
 - Dark Drift
 - Rockport Brown

- Smoked Timber
 - Hudson Slate
 - Windswept smoke
 - Iron Ore
 - Midnight Surf
 - Marine Dusk
- Gentek – Lighter Colour Tones
 - Chesapeake Gray
 - Storm
 - Sage
 - Meadow Fern
 - Moonlit Moss
 - Rockwell Blue
- Royal/Monarch – Deep Colour Tones
 - Walnut
 - Olivewood
 - Natural Cedar
 - Granite
 - Shamrock
 - Midnight Surf
 - Ironstone
 - Wedgewood
- Royal/Monarch – Lighter Color Tones
 - Flagstone
 - Brownstone
 - Harvard Slate
 - Cypress
 - Estate Grey
 - Flag Stone
- Dwellings with lighter tones may only be used on every fourth house.



House Repetition

Accepted 'Iron Inspired' Materials:

- Sagiper panels: in exterior metallic colours, naturally occurring colours only (blacks, greys, coppers etc)
- Lux Panels: in metallic colours, naturally occurring only (blacks, greys, coppers etc)
- Steel siding used in small portions, with a metal look and finish.
- Composite metal panels in dark natural colours or metallic finishes.

- Materials not listed will be reviewed on an individual basis to ensure compatibility with the intent of the theme.

In order to maintain a pleasant and attractive streetscape, color selections should be made to ensure that transitions from one house to the next are harmonious and not abrupt. Color schemes are to be coordinated both within the house elevation and with neighbouring houses. All materials must be considered including the exterior finish, trim, roof, doors, windows and fencing.

Exterior Elements & Features

The following elements are encouraged to create a unique look and feel for each home.

4.6 Entrance Treatment

In order to accent and feature the entry, use of the following elements are encouraged - columns, generous overhangs, dormer designs, and buildouts. Standard flat panel doors will not be permitted. Entry door style must be shown on elevations.

The preferred materials for veranda railings, deck railings, guard rails and handrails are vinyl, painted wood, aluminum or other prefinished material. Unpainted treated wood railings and pickets will not be accepted.

The style of the front door, sidelights and trim should complement the style of both the house and other windows.

The Approval Committee may specify house number design criteria.

4.7 Foundations

Exposed concrete foundation walls and parging are to be minimized. A 0.30m (1.0') or smaller exposure is preferred. The exposed foundation shall not be more than 0.76m (2.5') above the finished grade. Siding material shall cover foundation walls higher than 0.76m (2.5') above finished grade.

4.8 Windows

Builders are encouraged to consider window shapes and trim that are in keeping with the architectural theme of the house. Darker window frames such as blacks, greys and browns are preferred.

4.9 Garages & Parking

- Front attached garages are required on lots with no lane access.
- Lots that do not have a front attached garage shall have a two-car parking pad

or garage accessible from the lane.

- Front garage locations must comply with the approved Garage Plan.
- Whenever a three-car garage is proposed, the impact of the garage must be reduced by offsetting one garage bay back at least 2' from the main garage body or by altering the roofline.
- The design and color of all garage doors should complement and blend with the architectural style of the house and neighbourhood theme. Garage doors should be wood or metal and should be inset from the face of the garage wall.
- Detached garages must have the same siding material and trim as the house.

Approved Garage Doors

- Carriage Craft door by Steel-craft: in dark tones or light tones with large decorative hardware
- Elite Door by Steel-craft: in charcoal or dark tones, or light tones with dark window trims.
- Contemporary door by steel-craft: in dark tones with windows or light tones with dark window trims.
- All doors not listed should follow these guidelines and will be reviewed on an individual basis.

4.10 Driveways

Front driveways shall be concrete throughout the development.

Driveways widths are not to exceed the width of the garage. Driveway finishes of washed aggregate pavers, brick accent and edging are encouraged on all lots.

APPROVAL PROCEDURE

Purchasers and builders are required to contact the Approval Committee prior to finalizing their house type, finishes and colors in order to avoid conflicts with other approved plans.

The Approval Committee reserves the right to make exceptions to these guidelines where it is deemed appropriate.

Each application is expected to submit the following information digitally ([website link](#)):

- A set of drawings - plans, elevations, sections
- Application form - completed with selected materials and colors
- Site/plot plans
- Site grading plans
- Security deposit (Collected by the Developer at the time of purchase).

The Approval Committee will review the application and recommend approval or rejection based on the compliance with these guidelines. One copy of the submission will be made available to the Purchaser; and one set will be kept by the Approval Committee for reference. If any changes are desired after approval has been given, the Purchaser must contact Approval committee in writing before proceeding. Approval will be given only if changes comply with guidelines and complement surrounding houses. Changes will be approved on a first come basis. The Approval Committee may charge a reasonable fee for processing a change request.

Note: applications must be finalized with elevations that reflect the correct materials, color and level of detail to be built. Written notes explaining changes to elevations are not acceptable.
Marked up sets and incomplete applications will be returned.

Final Reviews

For final approval and release of the security deposit, the Purchaser shall advise the Approval Committee when the house is complete and must provide a surveyor's certificate and a final grading plan (see section 3.0 Lot Grading) substantiating that all "Actual" finished grades comply with the approved drawings.

The approval Committee will be looking at the following items, all of which must be completed before a final review can be done:

- Review of house and original house plans to confirm that plans were followed and that the Approval Committee's instructions and recommendations were followed.
- Check that setbacks conform to these guidelines and that the lot grading is complete.
- Review exterior finishes and colors to ensure that there are no unapproved changes.

- Establish that foundation parging has been completed.
- Inspect the street, sidewalks and curbs for any damage done during construction.
- Inspect the water valve and confirm that valve has not been covered over and is flush with finish grade or in protected shaft.

The Vendor will pay the cost of the first review by Approval Committee. Any additional reviews required because of incomplete or unacceptable work will be charged to the Purchaser at the reviewing architect's hourly rate. Payment will be requested prior to review.

Disclaimer

- No approval by the Developer, its Architectural Coordinator or its other consultants shall be other than an approval of the Developer's requirements and in particular shall not be any representation of compliance with any engineering requirements or any legal requirements of the Municipal District or any other government agency or body, all of which are the sole responsibility of the Builder.
- While care is taken to provide precise data, the Developer and its Architectural Coordinator and other consultants assume no responsibility for the accuracy of the information given in documents, or for any losses or damages resulting from the use thereof.
- It remains the responsibility of the Builder to ensure that the construction of any buildings on the lot conform with Provincial and/or Municipal laws, regulations, by-laws or other enactments and encumbrances affecting the title to the lot, including, without limitation, utility right-of-way, easements and restrictive covenants.
- The Builder is also responsible for the provision of all bearing certificates and footing elevation certificates which may be required for the installation of the sulphate resistant concrete, additional foundation reinforcement design, or any other precautions in foundations where necessary.

The Developer and its Architectural Coordinator and other consultants assume absolutely no responsibility to ensure that the above is maintained.