

Architectural Design Guidelines: Abbreviated Version

You are building in a great community at Canyon Creek Estates. To ensure the highest value of your investment we have implemented Architectural Controls to assist with the design and planning of your new home and to enhance and preserve economic values of real estate within your new community. All buildings will follow the same standards to ensure that your neighborhood is well designed within the framework of Architectural Controls and Municipal and Provincial Building Codes. This process ensures that the sum becomes much greater than the parts. Well-designed traditional buildings in well-designed communities have demonstrated a higher value than in unplanned communities. A full and comprehensive set of guidelines is found on this website: www.lumsdenhomes.com

Exterior Styling

- Each new home must incorporate design features that express the use of natural materials giving the impression of permanence and durability.
- Further design features include those similar to craftsman styling-European style, Edwardian Farmhouse style; and contemporary interpretation of the above two styles to the discretion of the consultant which may include properly proportioned columns on the front of the house, framing a porch or covered entryway. This is an example of a proven structure that enhances many qualities of the streetscape including the sense of a timeless design rather than features that would quickly become dated.
- The design elements should also reduce the dominance of the garage doors.
- All landscaping development should respect, not dominate, the natural environment. We encourage blending the natural prairie grass into your design wherever possible.

Warranty Program

- All homes must be enrolled in the National Home Warranty Program or an alternate program providing equivalent warranty insurance coverage in accordance with the Mandatory Conditions, Minimum Standards of Coverage and Limits. Details of these Compliance conditions are covered in the Full version of the Guidelines, found on the website.

Design Guidelines: Street Image

Preferred:

- Paints and materials of the same colors and quality, but produced by different manufacturers, may be substituted.
- To ensure a diverse streetscape, houses of the same wall cladding; colors shall be separated by at least two other houses of different colors.
- All new single family dwelling constructed on any lot meets Design Standards, which include proportionally correct allotment of mass between various street facing elements, the overall balanced

distribution of mass within the front façade, readily recognizable style authentic design, and a high trim and detailing standard used specifically to reinforce the style objective.

- A useable covered porch or covered veranda is required within the overall design of each home. The location is preferred to link the main entrance with other outdoor covered living areas such as screened in porches of the single-family dwelling.
- A high degree of compatibility is established between the proposed styles and permitted architectural style.
- The type of home constructed is compatible with the topography of the site.

Siting and Setbacks

Preferred:

- Site improvements in accordance with the lot's natural characteristics, existing trees, and neighboring improvements, as determined by the consultant in relation to the over-view or over-shadowing of neighboring lots and improvements.
- The siting and setbacks of the improvements comply with the approved building envelope and the consultant's requirements, which may be based on the creation of interesting streetscapes, maximization of privacy, or may be in response to conditions imposed by adjacent improvements.
- That person considers all requirements of easements and rights-of-way

Building Height and Massing

Preferred:

- Improvements on the subject lot are compatible with the lot-grading plan, the building height and massing of improvements on adjacent lots, as determined by the consultant in relation to the roof design and transition in building height.
- The builder complies with those height restrictions as determined by the consultant in relation to views.
- Location of all homes to accommodate maintaining optimal view of adjacent properties.
- For the purpose of calculation maximum half-storey areas permitted; any half-storey are open to the lower floor area except for raised ceilings at the foyer and the area above the stairs to the half-storey shall be considered floor area if so determined by the Town of Lumsden as applicable.

Unacceptable:

- The floor area of the uppermost floor (the half-storey) exceeds 80% of the lower floor of the improvement; may vary for back walk out lots.

Minimum Square Footage

Preferred:

- Bungalows: ◦Roof area minimum 2800 square feet with garage
- Minimum 1600 square foot house area
- Two stories: ◦Roof area minimum 2400 square feet with garage
- Minimum 2200 square foot house area
- Minimum floor areas do not include garages, decks, and basements. It applies to gross building area at or above grade only.

Unacceptable:

- Anything less than the above-preferred requirements.

Covered Parking

Preferred:

- Garage doors facing a street shall be in keeping with the traditional style of the home with vertically proportioned panels.
- Double car minimum.

Unacceptable:

- No single vehicle garages.
- No exposed carports that form part of the home.
- Garage doors shall not exceed 8' in height and 16' in width if facing the street.

Foundation Exposure

Preferred:

- Stepped foundation to accommodate the finished grade of the lot.
- The amount of concrete exposure will be at the consultant's discretion.
- All exposed concrete to be parged or alternate acceptable cladding to within 8" of the adjacent finished grading.

Unacceptable:

- Parged exposed concrete foundation to exceed a maximum of 30'in height (at the consultant's discretion) measuring from the adjacent finished grade to the underside of the wall cladding

Colors

Preferred:

- Earth tones (shades of browns, greens, etc.) with accents of complimentary lighter earth tones.
- Natural dark tones of taupe and brown, natural dark tones of grey, including black, natural dark tones of green, natural dark tones of yellow.

Note:

- The use of dark earth tones as the base wall color will help the structure to blend in with its surroundings.
- The use of complimentary shades of earth tones for accent colors of trims/doors/etc. will also help the home have a connection with the natural surroundings

Exterior Wall Finishes

Preferred:

- Natural Stone, Tyndal stone, brick.
- Natural dark tones of taupe and brown.
- Natural dark tones of grey, including black.
- Natural dark tones of green.
- Natural dark tones of yellow.
- Stone: ◦Approved local types and patterns of laying
◦Approved local type and colors of grout
- Stucco: Dash type stucco only
- Siding: ◦Beveled hardiplank siding
◦Painted or colored
◦3.5" minimum to 8" maximum exposure
◦Approved alternate horizontal wood fiber cement siding and fiber cement siding

Unacceptable:

- Vinyl siding
- Acrylic stucco
- Vertical steel siding
- "Bright" colors
- Smooth or textured stucco

Exterior Finishes

Required:

- Coverage of standard bricks or stone used as an accent on the fronting and flanking street elevation of the improvement.
- Minimum of 25% of street face walls including garage
- Columns to match design integrity – no columns less than 200 mm square.

Unacceptable:

- Accent materials on the street face are used only if the color, pattern and texture are compatible with the exterior cladding materials.
- Use of concrete blocks, concrete bricks or jumbo bricks on the exterior.
- Metal cladding, vinyl siding and metal paneling

Fascia and Bargeboards

Preferred:

- Other fascia, bargeboard and verge trim sizes that compliment a specific design, are to the consultant's approval.
- Colors that are in soft contrast to the main cladding color.
- Colors that are complementary to the main cladding color.
- Colors that are complimentary to a specific design theme.

Unacceptable:

- Bright colors are prohibited.
- Aluminum or vinyl fascia or barges are not permitted.

Roofing

Preferred:

- Real or imitation slate.
- Split cedar shakes or cedar shingles (stained or natural color).
- "Heavy duty" 30-35 year asphalt shingles simulating cedar shingles or shakes neutral in color.
- Restricted metal roofs neutral in color.
- Only "flat glazed" skylight type is to be used.

Windows

Preferred:

- All window and doorframe material are wood, aluminum exterior clad wood, or wide-flange vinyl type profiles.

Unacceptable:

- Metal sliding patio doors are NOT permitted.

Chimneys

Preferred:

- All exterior chimneys visible from the fronting and/or flanking street maintain the same cladding material full height and are constructed only if they are continuous to grade with a foundation.
- Flashing on chimneys should match the colors of the capping used on the chimney.

Garages

Preferred:

- Double car garage minimum.
- Garage doors facing a street shall be in keeping with the traditional style of the home with vertically proportioned panels.

Unacceptable:

- No single vehicle garages.
- No exposed carports that form part of the home.
- Garage doors shall not exceed 8' in height and 16' in width if facing the street.

Driveways & Sidewalks

Preferred:

- To be in accordance with Ground Engineering Soils Report.
- Hard surface finishes such as exposed aggregate, stamped concrete or ("Double Holland" natural color concrete pavers in a running bond pattern) or alternate approved by the consultant from the street to the main.

Unacceptable:

- Crusher dust, loose aggregate (gravel) asphalt or chip seal.

Accessory Buildings

Preferred:

- Located in the rear yard to the Town of Lumsden as applicable with Zoning By-Law requirements.
- The roof slope matches the home.
- Design must be similar or compliment home at the consultant's discretion.

Unacceptable:

- Not accepted within 6.5m of the rear property line where a landscape buffer zone of 5.0m occurs.

Fences and Screens

Preferred:

- All hedging material is maintained to a maximum height of 120cm (48 in).
- Solid fences are to be of wood construction not to exceed 5ft in total height.
- Fences may be a total of 6ft in height if open or if top 12in or more is open lattice.
- 6ft fences will be approved at the consultant's discretion.

Unacceptable:

- Chain –link or any other type of metal or plastic fence.

Swimming Pools

Preferred:

- In ground pools are not permitted without a liner system designed by a geotechnical engineer per Ground Engineering report of August 7, 2008.
- Every swimming pool is subject to R.M. of Lumsden requirements.

House Numbering

Preferred:

- House numbers are mounted on the left of the vehicular entry gate column.
- Lighting to house number is indirect 'downcast' type.
- Numbers may be placed on large boulders with accent lighting.
- Numbers are prefabricated to the consultant's approval.
- Numbers are black in color.

Exterior Lighting

Preferred:

- All lighting is 'downcast' type.
- All lighting fixtures on front entry gate columns and rear gates are photocell operated, and must match house exterior lamps.

Unacceptable:

- No exposed lamp.

Landscaping

- Landscaping will be provided by the builder (owner) for every lot.
- Landscaping will include at minimum front yard treatment of one front yard tree, one street tree (species in accordance with the attached schedule of tree types for street), front yard shrub planting in a bed or beds making up 15% of the area between the house and the walk or curb (if there is no walk) and the balance of the area will be grass sod. Design of such shall be in keeping and approved by the subdivision consultant and completed by the end of the first growing season, October 1, after the building is closed in.
- Side yards on corner lots will include the portion of the street-edged side yard between the face of the building and the street in calculations for shrub bed areas. An additional tree will be provided in this part of the side yard.
- Landscaping will include a minimum rear yard treatment of at least one shade tree and landscape coverage of at least 80% of the open space, leaving space for shrub beds or gardening plots. Design of such shall be in keeping and approved by the subdivision consultant and completed within one year of the building being closed in.
- Hardy plant types used for all landscape purposes are listed in Schedule C for the builder (owner) to choose from. All plants must be tagged as to type at installation. Minimum sizes of plants are provided in the attached landscaping table. Shrub beds will be finished with plastic bed edging and surfaced with wood mulch. All trees will be placed no closer than 4m from buildings and 3m from walks, driveways, curbs or property lines.
- Side yards will be provided with landscaping coverage.
- Builder is responsible for the proper maintenance of the landscape in good condition until acceptance. Acceptance will require that sod has been mowed at least twice and that all plant material is alive and thriving in the opinion of the developer.
- Sixty percent of the landscape deposit will be released upon completion and acceptance of the front yard landscape and its survival in good condition for 30 days. With the balance being released at completion and acceptance of the rear yard landscaping.

Sign Control

Preferred:

- No signage on the lot except one 'Canyon Creek Estates' sign.
- One realtor's 'For Sale' sign no larger than 24'X 24" and one builder's sign no larger than 24"X 24" both suspended from the "Canyon Creek Estates" sign.
- All signs to be removed within 30 days of issuance of occupancy certificate.

Other Requirements

- House and retaining walls must be designed to follow the natural landscape.
- Minimum of 9' ceilings are required on the main floor.
- Construction completion and occupancy permitted with eighteen (18) months of construction commencement.
- Occupancy is permitted once the house is 100% complete.
- Chimneys must be finished consistent with finish of the house. Exposed metal chimneys will not be permitted.
- Direct vents out of the front of the dwelling will not be permitted.
- A/C units must be screened and placed in a location that respects the neighboring property.
- Canyon Creek home owners are required to engage builders who are in good standing with the National Home Warranty Program or provide a letter stating that the builder will provide a five year bond in favor of the home owner to ensure compliance with all code and quality installation issues. (For details see the General Compliance Guidelines 2.1.1 Warranty Requirement). Builders, and any sub trades used, are required to have a valid license to build in the Town of Lumsden.