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The Developer reserves the right to amend all guidelines at any time without notice.



## 1. Introduction

SkyView Ranch provides a sustainable, innovative and livable urban environment. This comprehensively planned community will allow residents to live, work and play within SkyView Ranch. It is a community whereupon pride of ownership is paramount. A sense of place is achieved throughout the community with both unique design and place-making techniques.

An Architectural Controller (AC) designated by the Walton Development and Management L.P. will approve all homes in SkyView Ranch using the following Architectural Guidelines.

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## 2. Objectives

The Architectural Guidelines created for SkyView Ranch are intended to provide flexibility for the Builder and Homeowner within an overall cohesive theme in order to protect the long-term value of the home and community by;

- allowing flexibility of home designs and features which are compatible with the approved styles
- avoiding repetition of colours and styles
- encouraging colour schemes which are compatible with the approved style choices

The Developer reserves the right to decline designs deemed not to be compatible with the overall look of the subdivision.

Builder must ensure the building construction, design, colour schemes and home/lot placement meet all guidelines, building and Calgary codes and bylaws.

**Homeowners purchasing in this community are encouraged to understand their responsibilities concerning the guidelines after taking possession of their homes.**



## 3. Home Requirements

### 3.1. Required Style and Design Features

#### 3.1.1 Arts and Craft Movement

Home design emphasis; horizontal massing, appearing to rise naturally from the land by use of the following items below;

#### **Design Features Required:**

- Roof overall proportionally horizontal look (minimum 6:12 slope)
- Proportionally larger chase (if required) with minimum 1 top batten
- Flues to be minimized (maximum 12" showing)
- Larger overhangs i.e. 18" - 24" recommended
- Front elevation, flankage elevation and/or park elevation fascia should use one of; minimum 8" fascia width, double fascia design or finished fascia ends i.e. rafter tails etc.
- Standard size (i.e. minimum 3 ½") corner boards are acceptable
- Decorative elements from the Arts and Craft style consistently used
- Horizontal window banding encouraged
- Window muntins; full, 1/2 or 1/3 top muntins are required on all windows visible from the street(s)
- Window and door battens; 6" full surround recommended (4" will be considered on a lot by lot basis), tapered battens allowed
- Porch / garage door side columns must be compatible with style i.e. tapered, masonry etc. (No Victorian or Colonial Revival columns)
- Garage massing should be diminished by using enhanced roof styling or break to garage wall plane, etc.
- Garage doors to be "The Courtyard Collection" (or equivalent)  
<http://www.overheaddoor.com/Product.aspx?pid=229> with glass inserts, muntins and battens must not overpower the glass
- Columns to be a minimum 10"x10" where possible and should appear to support a 'beam' element, masonry strongly recommended
- Front door must be compatible with design style
- Masonry for rear drive homes; require a minimum 60 sq. ft. and should utilize masonry on front porch and columns where possible
- Masonry for front drive homes; require a minimum 90 sq. ft. Garage masonry to be a minimum 42" H with minimum 2 ft. surrounds if entry area masonry (i.e. minimum ½ height front porch column) is used, homes without entry area masonry require full height garage door masonry with min. 2 ft. surrounds

#### **Require a Minimum of 3 Additional Features from List Below:**

- Decorative gables including; dutch gable, shakes, knee braces, brackets, vertical battens in proportion to existing space, shadow boards, louvers appropriate to style and gable space
- Upgraded fascia i.e. one of; minimum 8" width (standard acceptable = 6"), double fascia design or finished fascia ends are recommended for all high profile gables i.e. rafter tails etc.
- Front door side lights or transoms
- Upgraded 6" corner boards (same or compatible with wall colour)
- Upgraded vinyl (other than manufacturers' standard selections)
- Additional horizontal decorative features i.e. extra wall detailing



- Front porch; minimum of ½ width of front elevation where possible. Full width porches encouraged on homes
- Upgraded handrail; i.e. emphasizing design style

### **3.1.2 Arts and Craft Shingle Style**

Design emphasis; casual elegance unifying a mix of balanced elements prominently covered with shingles;

#### **Design Features Required:**

- Mixed roofing predominantly steeper slopes (minimum 6:12 slope)
- Eaves should vary in height
- Chimney chase (if required), must have a minimum top batten
- Flues to be minimized (maximum 12" showing)
- Mix of overhangs i.e. 12" - 24" required
- Decorative elements from the Arts and Craft style consistently used
- All homes to have a minimum 90 sq. ft. of vinyl or cedar shingling.
- Rear Drive Homes should utilize shingles or masonry on front porch and columns where possible. If masonry is used, 90 sq. ft. of vinyl or cedar shingling must be used in another front location
- Front Drive Homes require a minimum 42" height shingles or masonry with 2 ft. garage door surrounds when entry area minimum ½ height column(s) shingling or masonry is used. Homes without front porch column(s) require full height garage door shingling or masonry with minimum 2 ft. surrounds and additional shingling or masonry around the entry door encouraged. If masonry is used, a minimum of 90 sq. ft of vinyl or cedar shingling must be used in another front location. The AC reserves the right to request additional shingling if required to enhance the shingle design style
- Garage doors to be "The Courtyard Collection" (or equivalent) <http://www.overheaddoor.com/Product.aspx?pid=229> with glass inserts. Muntins and battens must not overpower the glass.
- Garage massing should be diminished by using enhanced roof, break to garage wall plane, etc.
- Porch columns may vary from shingled, sturdy masonry to well proportioned colonial revival if appropriate to overall home design
- Columns to be a minimum 10"x10" where possible and should appear to support a 'beam' element. Masonry strongly recommended
- Window muntins; full, 1/2 or 1/3 top muntin are required on all windows visible from the street(s).
- Simplified minimum standard window battens with full surround. Alternative batten designs will be considered if appropriate to style
- Front door and windows must be appropriate to design style

#### **Require a Minimum of 3 Additional Features from List Below:**

- Feature arching above main window, entry doors etc.
- 1-2 storey bay / boxed windows
- Additional shingling (greater than 90 sq. ft.) and/or masonry
- Decorative gables appropriate to style and gable space
- Upgraded fascia i.e. one of; minimum 8" width (standard acceptable = 6"), double fascia design or finished ends in keeping with style
- Front door side lights or transoms



- Upgraded 6" corner boards (same or compatible with wall colour)
- Upgraded vinyl (other than manufacturers' standard selections)
- Front porch; minimum of ½ width of front elevation where possible, full width porches encouraged
- Upgraded handrail; i.e. emphasizing design style
- Wrap around decks on corners where possible

### **3.1.3 Mountain Vernacular**

Design emphasis; a mix of natural material and styles to allow for a modern alpine interpretation of the Arts and Craft movement.

#### **Design Features Required:**

- Mixed roofing predominantly steeper slopes (minimum 6:12 slope)
- Eaves should vary in height
- Mix of overhangs i.e. 12" - 24" required
- Decorative elements from the Arts and Craft style consistently used
- A variety of porch / garage door side columns, from unadorned timber look to solid / sturdy masonry
- All homes to have a minimum 90 sq. ft. of masonry (shingles will be considered on a lot by lot basis).
- Masonry for front drive homes; Garage masonry/shingles to be a minimum 42" H with minimum 2 ft. surrounds if entry area masonry/shingles (i.e. minimum ½ height front porch column) is used. Homes without entry area masonry/shingles require full height garage door masonry/shingles with min. 2 ft. surrounds.
- Masonry for rear drive homes; require a minimum 60 sq. ft. and should utilize masonry (shingles will be considered on a lot by lot basis) on front porch and columns where possible.
- Garage massing should be diminished by using enhanced roof, break to garage wall plane, etc.
- Garage doors to be "The Courtyard Collection" (or equivalent)  
<http://www.overheaddoor.com/Product.aspx?pid=229> with glass inserts. Muntins and battens must not overpower the glass
- Columns should appear to support a 'beam' element
- A variety of window styles with muntins required
- A variety of window battens, tapered allowed
- Front door and windows must be appropriate to design style

#### **Require a Minimum of 3 Additional Features from List Below:**

- Dormers incorporating design elements of main / 2nd floor
- Timber like framing
- Deep porches / entry ways emphasizing protection of entry door
- Feature arching above main window, entry doors etc.
- 1-2 storey bay / boxed windows
- Additional shingling (greater than required sq. ft.) and/or masonry
- Decorative gables appropriate to style and gable space
- Upgraded fascia i.e. one of; minimum 8" width (standard acceptable = 6"), double fascia design or finished ends in keeping with style
- Front door side lights or transoms
- Upgraded 6" corner boards (same or compatible with wall colour)





- Upgraded vinyl (other than manufacturers' standard selections)
- Front porch; minimum of ½ width of front elevation where possible Full width porches encouraged on homes
- Upgraded handrail; i.e. emphasizing design style
- Wrap around decks on corners where possible

### **3.2. Colour Scheme / Colour Repetition**

#### **3.2.1 Roofing**

- Cambridge; Dual Black, Driftwood, Harvard Slate; Renaissance; Black Slate, Landmark; Moiré Black, Driftwood, BP; Shadow Black, Beachwood, Twilight Gray. Gaf; Charcoal, Slate. Builder must supply equivalent colour/style shingles to review for acceptability.
- Shingles require matching flashing. No galvanized flashing allowed
- Roofing colour must be compatible with colour scheme

#### **3.2.2 Vinyl/Fiber/Cement Board**

- Homes must use noticeably different vinyl colours than their adjacent neighbours i.e. lot 7 will not be allowed to use Sand if lot 8 has Ash siding etc. Note: Clay will be allowed adjacent to Pebble only if masonry, shake colour (if applicable) and/or trim are significantly different. (See pages 10-12)
- There must be the equivalent of 2 homes between the same wall colour on the same side of the street. (lot 7=storm, lot 10=storm)

#### **3.2.3 Masonry**

- Masonry for front drive homes (Options, see Style Requirements 3.1.2 and 3.1.3) minimum 90 sq. ft. garage masonry (if required) to be a minimum 42" H with 2 ft. surrounds if using entry area column masonry. Homes without front porch masonry require (if required) full garage door high masonry with min. 2 ft. surrounds.
- Masonry for rear drive homes; (Options, see Style Requirements 3.1.2 and 3.1.3) require a minimum 60 sq. ft. and should utilize masonry on front porch and columns where possible.
- Masonry cannot be the exact or very similar colour as adjacent neighbours. (See page 11 for colour/style exclusions)

#### **3.2.4 Trim, Rainware, Window or Door Colour**

- The front elevation should use a minimum of 2 colours (both to be different than the vinyl wall colour). One colour should be a custom colour that is different, or lighter or darker than the industry standard pre-fabricated colours i.e. front door; a darker pebble than aluminium pebble trim used would qualify. (See pages 10-11 for colour exclusions)
- Trim colours cannot be the exact colour combination as adjacent neighbours. Some same trim, rainware, window or door colour may be approved at the sole discretion of the AC.
- No bright or very light colours, front door colours will be reviewed on a lot by lot basis

### **3.3. New Front Elevation Design Requirement**

- The Builder is required to create a minimum of one new front elevation from any new or existing model (previously or currently not used in Calgary), which is to be specifically tailored for the SkyView Ranch Architectural Guidelines. This new front elevation will be reviewed for pre-approval along with all other existing Builder models that meet the SkyView Ranch Architectural Guidelines.





### **3.4. Corner Lots**

#### **3.4.1 Flankage Side Upgrading**

- The flankage side, if visible from the street, must be upgraded to a similar level as the front elevation. Wall break(s), cantilevers, enhanced window details, gable details and upgraded rooflines are required. Plain, non-upgraded flankage sides will not be reviewed. Please note: main floor flankage elevation areas hidden by the Developer's wooden/privacy fencing will not need upgrading.

#### **3.4.2 Corner Setback Requirements**

- Homes on corners should allow for a 6 – 7.5 M setback. The AC reserves the right to move the setback as required to ensure compatibility with neighbouring lots.

### **3.5. High Profile Elevations**

#### **3.5.1 Elevations Backing onto Parks**

Rear Elevations backing onto parks must be upgraded (battens etc.) and have a minimum of one wall break with minimum 2' difference from wall to wall plane (well balanced & decorative alternatives will be considered on a lot-by-lot basis). A feature roof may be required. A minimum 100 sq. ft. rear deck required (homes with low rear TOJ to grade differences may use patios where possible instead of a deck (no wall deck plate showing). Walkout or forced walkout elevations columns to be a minimum 10"x10".

#### **3.5.2 Non Street High Profile Side Elevations**

Elevations siding onto a wooden walkway fence should upgrade the 2nd floor side i.e. with added window(s), battens, gable detail etc.

Elevations siding onto a chain link fence are required to upgrade the side with added window(s), battens, gable detail, cantilevers, etc.

### **3.6. Chimneys and Flues**

All chases (if required), must match home material used and have a minimum of one top decorative batten. Minimize flue exposure above chase (12") for any flues required visible from the street and green spaces. The flue colour to be compatible with roof where possible.

### **3.7. Repetition of Homes**

The same front elevation must have a minimum of 2 lots in-between, prior to repetition on the same side of the street and must not appear front elevation to front elevation directly across the street. Similar front elevations will be allowed if features are significantly different (i.e. roof style(s), window sizes, entry and garage door surround differences).

The same rear elevation must be separated by at least one lot prior to repetition. Similar rear elevations will be reviewed and approved at the sole decision of the Architectural Consultant and Developer on a lot-by-lot basis.

The same floor plan should not be side by side unless it can be shown the side windows, decks etc. are compatible with the existing neighbour.



### **3.8. Height Restrictions (as per the new Calgary Land Use Bylaw 1P2007)**

R-1N: (formerly R-1A) Single Detached = 10m max. H for dwellings with a lot width < 10m

R-1N: (formerly R-1A) Single Detached = 11m maximum H for dwellings with a lot width = or > 10m and a lot size = or > 400 sq. m.

R-2: (formerly R-S2) Duplex & Semi-Detached = 11m maximum. H

### **3.9. Home Size**

#### **3.9.1 Compatibility of Home Size with Lot**

The Builder/Homeowner must ensure the home size is compatible with the lot chosen to avoid excessive setbacks & neighbour incompatible setbacks.

#### **3.9.2 Required Minimum Home Size**

RS-2; bungalow/bi-level; 900 sq. ft., // 2 storey/split level; 1,150 sq. ft.

R-1A; bungalow/bi-level (excluding garage) 1,000 sq. ft.

2 storey/split level (excluding garage) 1,250 sq. ft

(Note; a 10% variance for R-1N lots will be considered on a lot-by-lot basis)

### **3.10. Parging**

Front elevation and all flankage sides visible from the street (i.e. garage side at front door area) should have a maximum of 6" parging. All high profile elevations visible from chain linked green spaces; 18" parging required. All other elevations; maximum 24" parging required.

### **3.11. Driveway/Parking Pad/Front Sidewalks**

#### **3.11.1 Driveway/Parking Pad**

Front drive homes; a minimum brushed concrete driveway is required. The AC reserves the right to reject any request for an oversized driveway.

Rear drive single-family homes; minimum 37 sq. m. concrete parking pad required (exceptions will be considered on a lot-by-lot basis). Pad setbacks must ensure that if a garage is built in the future, the existing pad will comply with the City setback garage placement requirements.

#### **3.11.2 Front Sidewalks**

Poured sidewalks are required and must be shown on the plot plan.



## 4. Plot Plan/Grading

### 4.1. Plot Plan

All plot plans submitted for approval must conform to the City of Calgary Grading Bylaw #32M2004 requirements. Plot plans with items requested that are not shown will be returned to the Builder without review.

### 4.2. Grading Requirements

Minimum: Maximum recommended slopes;

Driveway and front sidewalks; 3-10%

Sideyard; recommended 8-31%, will accept 3-33% in special situations

Rear yard; 3-20%, will accept >than 20% in special situations only

Builders must ensure positive drainage away from the home is achieved and not onto the neighbour's lot. Down spouts must be discharged to soft landscape areas only. There is to be no hard surface drainage.

### 4.3. Retaining / Wing Walls

All structural retaining and/or wing walls required due to the Builder/Owner selected home design and/or orientation on the specified lot, must be accurately dimensioned on the plot plan with a TOW (top of wall) and BOW (bottom of wall) elevation specified.

Retaining/wing walls must have finished surfaces when exposed to yards, parks and/or streets. Wall colour and material used must be compatible with the existing home.

The Builder is responsible for the cost, sizing and the construction prior to the final inspection of any structural retaining / wing walls required.



## 5. Miscellaneous

### 5.1. Lighting / Satellite Dishes

Pot lights or upgraded exterior fixtures (Appendix 1 pages 14-15) are required for front drive garages (minimum 2 lights) and entry lighting (min. 1 light). All other lights must be unobtrusive to the streetscape, neighbours and be compatible to the structure. Satellite dishes must be unobtrusive to the streetscape and neighbours.

### 5.2. Residence Address

A Builder supplied, light coloured background, framed address sign must be clearly visible, readable, located facing and as close as possible to the main street. A minimum 4" high dark numbers are required. (See Appendix 1)

### 5.3. Accessory Buildings

Colours and materials used for accessory buildings (i.e. shed) must be compatible with the existing home. Accessory buildings must meet all Building and City codes and bylaws. Buildings are to incorporate a proportional wall break (window/door) on high profile elevations (Side/Rear) if noticeably visible from i.e. the street or park.

### 5.4. Oversized Vehicles

All commercial and recreational vehicles larger than 1 ton (i.e. trailers, boats, recreational vehicles, etc. must be stored off site). Vehicles are permitted for loading and unloading with a maximum stay of 48 hours.

Any vehicles in extreme disrepair must not be left parked and/or abandoned on any streets in this residential district.

### 5.5. Guidelines Registered on Title

The Builders must ensure that the Homeowners are aware of their obligation to uphold the Guidelines after move in. Any extra care (i.e. upkeep to any of the Developer supplied fencing/features located on the individual lots etc.) must be clearly identified by the Builder for the Homeowner.



## 6. Colour/Materials

Elements	Specifications
<b>Box in for chimney chase/flues</b>	<ul style="list-style-type: none"> <li>•Chases (if required) must match wall material and require a minimum of one top decorative batten.</li> <li>•Minimize flue exposure (max. 12") above chase for flues that are visible from the street and green spaces.</li> <li>•Prefinished metal flues and roof vents that are compatible with the roof colour must be used.</li> </ul>
<b>Flashing</b>	No galvanized flashing allowed.
<b>Roof</b> main roof slope	Between 6:12 - 9:12 based on chosen style.
garage/porch roof slope	Full, partial & dutch gables, shed and hip roofs 6:12 required unless interfering with 2nd floor windows.
material/style/colour	Cambridge; Dual black, Driftwood & Harvard Slate. Renaissance; Black Slate. Landmark: Moire Black & Driftwood. BP; Shadow Black, Beachwood & Twilight Gray. Gaf; Charcoal & Slate. Equivalent style/colour matches. (no 3-tabbed product)
<b>Trim, Rainware, Window or Door Colour Scheme</b>	<ul style="list-style-type: none"> <li>•The front elevation should use a minimum of 2 colours (both to be different than the vinyl wall colour).</li> <li>•Window battens should be lighter or darker than the wall colour and may be rejected if the same colour.</li> <li>•High profile rear/side elevations must be the same or very similar to front windows (i.e. backing onto parks, streets etc.)</li> <li>•No bright or very light creams, beiges, yellows, orange/rusts, reds, blues (dark blue/dark grey blue approved), greens, purples or any other similar colours (front door colour exception will be reviewed on a lot by lot basis. The AC reserves the right to approve or disapprove any colour scheme submitted. A range of 12-24" accepted if compatible with style chosen.</li> </ul>
<b>Soffit</b> size required	Aluminum/Vinyl in colours compatible with home colours.
material / style / colour	Front elevation, flange and/or park facing open gable fascia
<b>Fascia</b> size required	require one of; minimum 8" fascia width, double fascia design or finished fascia ends. A minimum of 6" required on all other fascia.
material / style / colour	Aluminum/Vinyl/Smartboard in colours compatible with home colours. Fascia must be lighter or darker than the siding colour chosen. Intense, bright, colours i.e. shades of reds, pinks, purples, yellows, oranges, greens, blues (dark blue approved) will not be allowed for trim colour. Colours similar to the chosen vinyl will be approved on a lot-by-lot basis.



Elements	Specifications
<b>Rainware</b> material/style/colour	<ul style="list-style-type: none"> <li>•Aluminum/Vinyl in colours compatible with home colours. Downspouts to match wall colour where possible</li> <li>•Eaves recommended matching fascia but compatible colours will be allowed on a lot-by-lot basis.</li> </ul> Not approved; White 110, White 01, Ivory, Cream, Maize, Wedgwood Blue, Heron Blue, Ivy, Forest Green, Burgundy or any very similar colours. Similar colours will be reviewed on a lot-by-lot basis.
<b>Corner Boards</b>	Corner board colours must be the same or compatible with the wall colour. Standard sized corner boards are acceptable.
<b>Approved Vinyl Colours</b> Gentek	Approved; Linen, Almond, Antique Ivory, Sandalwood, Wicker, Pebble, Storm, Sage and Canyon Clay. Pearl & Dover Gray on a lot-by-lot basis. // Not Approved; Snow White, Sandstone, Maize, Mist Blue, Everglade & Arcadian. (All new/unmentioned colours must be submitted for pre-approval)
Mitten	Approved; Bone, Sandcastle, Sandalwood, Lite Maple, Hearthstone, Brownstone, Ash, Stratus, Clay, Sage, Grenadier Green, Khaki Brown, Aviator Green. Satin Grey, Flagstone, Mountain Gray and Academy Grey on a lot-by-lot basis // Not Approved; Frost, Blush, Ivory, Prairie Gold, Mist Green, Richmond Red, Heritage Tan & Annapolis Blue. (All new/unmentioned colours must be submitted for pre-approval)
Royal	Approved; Linen, Driftwood, Country Almond, Hickory, Heather, Harvard Slate, Sand, Wicker, Aspen, Clay, Flagstone (formerly Sage Green), Meadow Green. Sterling, Gray, Charcoal Gray and Estate Gray on a lot-by-lot basis // Not Approved; White, Beige, Vintage Cream, Olive Grey, Blue Grey, Rustic Red, Highland Cedar, Lakeside Blue, Chesapeake Green, Country Green, Hampton Blue and Heritage Blue. (Please submit all new/unmentioned colours for pre-approval)
Waterford	Approved; Almond, Tan, Sand, Sandstone, Khaki, Clay, Pine and Classic Linen. Heritage Gray, Gray & Slate on a lot-by-lot basis // Not Approved; White, Prairie Wheat, Antique Ivory and Slate Blue. (Please submit all new/unmentioned colours for pre-approval)
<b>Vinyl Shakes</b>	Not Approved; Classic White, Eggshell, Ashwood Gray, Pale Yellow, Canary Yellow, Flagstone Blue, Denim Blue, Barn Red, Cypress Green.





Elements	Specifications
<b>JamesHardie</b> (and equivalents)	<p>Approved; Cobble Stone, Monterey Taupe, Sandstone Beige, Timber Bark, Khaki Brown, Woodstock Brown, Acorn, Dusty Green, Mountain Sage. Light Mist, Iron Gray and Heathered Moss on a lot-by-lot basis // Not Approved; Arctic White, Sail Cloth, Woodland Cream, Soft Green, Autumn Tan, Harris Cream, Tuscan Gold, Chestnut Brown, Traditional Red, Countrylane Red, Parkside Pine, Boothbay Blue. Navajo Beige and Evening Blue (okay for trim). (Please submit all new/unmentioned colours for pre-approval).</p>
<b>Masonry</b> material / style / colour	<p>Most masonry styles (ledgestone encouraged) and colours (no very light or very contrasting excepting Rocky Mountain Rundle) will be considered for approval. Brick will be accepted; reds, rusts and yellow colours will be accepted on a lot-by-lot basis. Colours must be compatible with colour scheme chosen for roof/walls and trim. The AC reserves the right to reject any masonry colour or style.</p> <p>‘Eldorado’ with the following exceptions; no Hillstone, Country Rubble, Field Ledge, Top Rock, River Rock, Monarch, Castlestone, Limestone, Shadow Rock, Vintage Manor, or any similar styles. Mountain Ledge panels will be approved in Rundle only.</p> <p>‘Coronado’ with the following exceptions; no Italian Villa Stone, Tuscan Villa Stone, French Country Villa Stone, Canyon Ledge, Carolina Rubble, English Rubble, Country Castle, Belgian Castle, Minnesota Fieldstone, Appalachian Fieldstone, Split Fieldstone, River Rock, Creek Rock or any similar style.</p> <p>‘Cultured Stone’ with the following exceptions; no River Rock, Stream Stone, Limestone, Fieldstone, Dressed Fieldstone, Split Face, Driftstone, Castle Stone, Coral Stone, Cobblefield or any similar styles.</p> <p>‘Centurion Stone’ with the following exceptions; no very light or very contrasting Rubble, no very light or very contrasting Rustic. No Ashlar, Biltmore, Cutface, Splitface, Castle Rock, Palos Verde, Fieldstone, River Rock, Lakestone, Ocala, Windsor Castle, Driftstone, English Hackett, Blonde Weatheredge or any similar styles.</p>
<b>Gable Ends</b> material / colour	<p>Appropriately scaled amount of wood or vinyl shakes, vertical battens and/or siding, louvers compatible with chosen style (no scallops or other Victorian details). Colour must be compatible with home colours chosen.</p>



Elements	Specifications
<b>Window Decorative Grills / Muntins</b>	A variety of designs will be approved based on being compatible with style chosen
<b>Front Porch Columns</b> material / style / colour	<ul style="list-style-type: none"> <li>•Must be compatible with design style chosen. 10"x10" minimum preferred. Note; overall masonry must be a minimum of 90 sq. ft. (front drive) and 60 sq. ft (rear drive) excluding shingle style see design requirements.</li> <li>•Top and base trim encouraged and may be required by AC for approval</li> <li>•Masonry or built out bases encouraged</li> </ul>
<b>Front Porch Railing</b> material / style / colour	Metal/Wood to be compatible with style of home and chosen colours
<b>Front Porch Stairs</b>	Wood/Precast Concrete with a maximum of 3 risers preferred to a maximum 5 risers with an enclosed edge if possible. Note: porch stairs greater than 5 risers will not be accepted.
<b>Garage Door</b> material / style / colour / height	<ul style="list-style-type: none"> <li>•The 'Courtyard Collection' with window detail <a href="http://www.overheaddoor.com/Product.aspx?pid=229">http://www.overheaddoor.com/Product.aspx?pid=229</a> by Overhead Door (or equivalent) is required. (Window battens and muntins must be proportional to window).</li> </ul>
<b>Garage Door Windows</b> material / style / colour	Glass inserts required. Frames must not overpower the glass. Colour must be compatible with home colours.
<b>Garage Door Surround</b>	Garage door(s) masonry (Options, see Style Requirements 3.1.2 and 3.1.3) to be a minimum 42" H with 2 ft. surrounds if using entry area column masonry. Homes without front porch masonry require full masonry surrounded garage doors with minimum 2 ft. surrounds.
<b>Lighting</b>	Pot lights or upgraded exterior fixtures (Appendix 1 page 14-15) required for garage (min. 2 lights) & entry lighting (min. 1 light). All lights must be unobtrusive to the streetscape, neighbours and match home style.
<b>Corner Lot Flankage Sides</b>	The flankage side must be upgraded to a similar level as the front elevation (see page 7). Wall break(s), cantilevers, enhanced window details, gable details and upgraded rooflines are required. All plain, non-upgraded flankage sides will be returned without review.
<b>Roof Venting Wind Turbines</b>	<p>Roof venting wind turbines will be accepted in SkyView with the following conditions;</p> <ul style="list-style-type: none"> <li>• There is no other reasonable, more style compliant option available (i.e. gable venting etc.).</li> <li>• Must be coloured (as close to matching roof colour as possible). Galvanized not allowed.</li> <li>• Must be located on the roof in the least visible spot possible from the street(s)/parks etc.</li> </ul>
<b>Meter Placements</b>	All meters must be placed away from or concealed from the street with screening. Exceptions may be considered on a lot-by-lot basis.



## 7. Approval Submission

- The Builder must identify the lot/block/phase in all email subject lines.
- Submit one lot in question per email with all pertinent PDF files; floor plans, elevations as one PDF, plot plan as one PDF, Architectural Approval Form as one PDF and Lot Inspection Report with photos (if applicable) as one PDF
- Incomplete packages will be reviewed once all information is received.

### 7.1. Submission Requirements

#### 7.1.1. Approval/Colour Information Form

- Completed Architectural Approval Form indicating all manufacturers, style if applicable and correct colour name reference including colour #.

#### 7.1.2. Site Plan Requirements

- Scale 1:200 metric, all elevations in metric geodetic
- Municipal address, legal description of property and North arrow
- All property lines, designated and dimensioned
- Size and location of proposed building(s) in relation to property lines
- Elevation of top of footing, main floor, garage, final grade landscape at front corners, rear corners and sides of house if required
- All cantilevers (floor, bay windows, fireplaces etc.) & other structures
- Abutting streets, avenues, lanes, reserves, etc.
- Easements and utility right-of-ways labeled and dimensioned
- Service boxes, Developer permanent signage or any other items pre-existing on lot
- Arrows to indicate drainage directions
- Indicate the drainage slope by a % number at the 4 corners draining towards the respective property lines
- Dimensions from property line to curb face
- All plot plan information must conform to the Grading Bylaw requirements of the City of Calgary

#### 7.1.3. Building Plan Requirements

- Scale of 1/4" – 1'0" or metric equivalent for plans of all four elevations, floor plans of all floors fully dimensioned, explicit and complete
- Show sizes of all openings, heights, maximum building height envelope
- Show all exterior finishes



## 8. Landscaping/Fencing

### 8.1. Landscaping Security Deposit

A \$500.00 Builder generated landscape certificate is required per lot from each Builder. This certificate will be a limited term certificate with an expiry date coinciding with the required finished landscaping requirements (see 8.2.) date of 1 year after occupancy and/or at the end of the following growing season. The Developer may use all or a portion of this certificate to resolve any outstanding front yard landscaping deficiencies (deemed to be not complying with 8.2.).

### 8.2. Landscaping

- All front yard sodding must be completed from home front to back of curb or sidewalk including all corner side yards that are visible from the street including City boulevards where there are no separate walks.
- The Developer will landscape the boulevard where there are separate walks. The Homeowner in accordance with City Bylaws must maintain this boulevard.
- All rear driveway pads and aprons to lanes if required, must be completed
- Minimum one (1) tree (see selection below) is to be installed in the front yard, ahead of the fence tieback line. Developer will supply and specify tree type.
- No FULL front yard, hard surface landscaping will be considered, any landscaping that falls outside of the guidelines will be subject to Developer approval.

#### Tree Selection for Front Drive Homes:

- Colorado Blue Spruce
- Malus Royalty/Royalty Crab Apple
- Mountain Ash
- Amur Cherry

#### Tree Selection for Rear Drive Homes:

- Columnar Swedish Aspen
- Malus Royalty/Royalty Crab Apple
- Mountain Ash
- Amur Cherry

### 8.3. Fencing

The Builder and Owner are responsible for any encumbrances pertaining to fencing identified on the title of each specific lot.

All Builder and Owner constructed fences must be in compliance with all City of Calgary Codes and Bylaws.

Builder/Owner fencing on lots with a designated Developer fence must match the designated fence by constructing any new fence from spruce, to a maximum height of 6'0" and be painted with Cloverdale Paint colour '#8551, Pocahontas' or equivalent. Fences not meeting these requirements may be removed and rebuilt by the Developer. All charges incurred to remedy a non-complying fence will be invoiced back to the Builder and/or Homeowner responsible.

Fences constructed on lots without a designated Developer fence are to be constructed from cedar or wood stained/painted, spruce/pine, screened fence (full privacy or top lattice will be accepted). The wood paint/stain must match the area's existing Developer's wood fencing Cloverdale Paint colour '#8551, Pocahontas'. The maximum wood fence height is 6'0" as long as the fence is in compliance with all City of Calgary Codes & Bylaws.



## Appendix 1

### Exterior Lighting Fixture Examples from Cartwright Lighting:

- 1) Available in Bronze finish with Clear Water Glass
- 2) Available in Bronze finish with Amber Glass
- 3) Available in Antique Copper or Black
- 4) Available in Bronze finish with Amber Glass
- 5) Available in Bronze or Black finish with White Glass
- 6) Available in Bronze finish with either White or Honey Glass

### Exterior Lighting Fixture Examples from Carrington Lighting:

- 7) Imperial Bronze Linen Glass
- 8) Corintian Bronze, Antique Excavation Glass
- 9) Weathered Patina, White Opalescent
- 10) Prairie Rock (Bronze), Etched Linen Glass
- 11) Black, Clear Seedy Glass, Bronze, Amber Seedy Glass
- 12) Black, Frosted Acrylic Diffuser Glass Copper Patina, Frosted Acrylic Diffuser Glass
- 13) Black, White Marble Glass Bronze, Honey Marble Glass



1



2



3



4



5



6



7



8



9



10



11



12



13