



Remington Development Corporation

RESIDENTIAL DESIGN GUIDELINES & ARCHITECTURAL CODES QUARRY PARK

FINAL
REPORT

APRIL 2009



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Preface

This booklet includes the single family “Residential Design Guidelines,” which covers the community’s site and stormwater goals, and the Architectural Codes which dictate the desired building character and materials.

The “Residential Design Guidelines” promote the physical and visual enhancements of the development by providing rules for parking, stormwater management, landscaping, storage, lighting and pathways. In general, the community’s central design principle involves overland containment and treatment of stormwater with supporting open space. Pathways and park space are strategically located within the community to compliment and contribute to the overland drainage and stormwater management system. Rules for urban elements such as address posts and fencing ensure a high level of quality and consistency within Quarry Park.

The Architectural Codes permit a focused range of architectural style for single-family housing products. Styles permitted in Quarry Park include French Country and European Manor. Finish material on the homes will be limited to stucco, stone, including manufactured stone, brick and stoneware. The codes are intended to ensure architectural style is strictly adhered to for both the single-family and multi-family housing development, therefore providing continuity of form and material throughout Quarry Park’s residential area.



Overall Marketing Plan

PART I – RESIDENTIAL DESIGN GUIDELINES

1. INTRODUCTION

The following outlines the “Residential Design Guidelines” for Quarry Park. Quarry Park is an integrated office park and residential community located in southeast Calgary. These guidelines are an integral component of the residential land uses for Quarry Park and are intended to provide the appropriate criteria for design and construction while adding consistent application of design integrity to the park. Within the context of the mandated architectural styles the guidelines are in no way intended to limit either design creativity, or the functionality of the premises for their approved purposes.

The major design considerations of these guidelines are to:

1. Create an attractive environment characterized by quality in architectural design, selection of materials and colours, site layout and landscaping;
2. Ensure stormwater design meets site requirements and that the stormwater system is properly maintained over the long-term;
3. Ensure landscape design is integral to the overall site plan and provides consistency throughout the development including streetscape, parking areas and appropriate concealment of all service areas;
4. Create an attractive environment characterized by quality in architectural design, site planning and landscaping;
5. Protect the owners, lessees and/or tenants of buildings within the development against improper and undesirable use of other residential, townhouse, or apartment sites in the community and to foster high quality developments; and
6. Ensure all development within Quarry Park is complimentary to existing and proposed adjacent land uses and development.

These guidelines in no way limit the legal liability of the purchaser/applicant from compliance with the Alberta Building Standards, the City of Calgary Land Use Bylaw or any other statutory requirements or regulations.

Furthermore, the Design Guidelines are meant to establish a framework around which individual landowners, builders, and / or architectural consultants can implement individual designs. This document is to serve as a guide to the design approval process and the individual property owner / developer to effectively coordinate the visual and physical aspects of any new development.

2. GUIDELINE PROCEDURES

2.1 General

Quarry Park was developed to create a true mixed-use community with a high quality business and living environment, which will provide long-term benefits and retain property value for the office, retail and residential users and the community at large.

Remington Development Corporation, as the registered owner of the lands, will register these Design Guidelines and Architectural Codes as a Restrictive Covenant on all the subdivided lots. It should be noted that Remington Development Corporation is acting solely as the developer of Quarry Park and in no capacity as the approving authority for the City of Calgary.

It is the intention of Remington Development Corporation to control and enhance development of Quarry Park by means of the restrictions and conditions of the Guidelines and Codes and to set these forth as the covenants registered against title of each lot. These covenants are intended to be common to all of the lots developed within Quarry Park to enhance and protect the value, market desirability, and aesthetic attractiveness of all of the lots to their mutual benefit.

It should be noted from the outset that these guidelines are to be read in conjunction with the City of Calgary Land Use Bylaw and other statutory documents.

Remington Development Corporation will assign the stewardship of the Design Guidelines and Architectural Control to the Quarry Park Land Owner's Association once Quarry Park obtains an appropriate density.

3. DEVELOPMENT DESIGN – GENERAL

1. All developments shall be planned and designed as an integral part of the existing and/or proposed streetscape and overall development.
2. Stormwater management, signage, architecture and landscaping are the four principal unifying elements present in the overall development. Accordingly, the maintenance of stormwater facilities, signage requirements and the landscaped street frontage as continuous elements are an essential requisite of development.
3. All architecture must follow the styles identified in the Architectural Codes.

4. LANDSCAPING

Remington Development Corporation will landscape all front yards of the single family lots. The owner of the property, their successor or assignees, shall be responsible for the proper maintenance of the landscaping.

In addition to the requirements of The City of Calgary Land Use Bylaw, the following requirements apply:

- A. All required minimum front yard setbacks shall be landscaped.
- B. All areas of the site not otherwise developed shall be soft landscaped with manicured tree and shrub beds, naturalized grassland or forest areas, or hard landscaped with rock mulch (limited areas — only where plant material is not appropriate), pavers or other porous pavements.
- C. Remington Development Corporation shall be responsible for planting and maintaining of the roadway boulevard adjacent to the lot prior to lot development or until Final Acceptance by the City of Calgary. Any damage to boulevard landscaping shall be repaired by the Lot Owner at his expense to the standards set by the City of Calgary.
- D. Landscape materials shall consist of a variation of native and ornamental plantings capable of thriving in Calgary's climate. Trees, shrubs, ground covers, and naturalized grasses shall be preferred to flower beds, manicured sod, etc. For single detached residences all sod front yards will not be permitted. A minimum of 35% of the front yard, in the single family district, must be planted with trees, shrubs or perennials. Rock beds are not permitted.
- E. Winter appearance must be considered and material species chosen accordingly. Where landscape materials are used to provide screening, the coverage must be retained on a year round basis.
- F. For single-family residential lots a minimum of two trees are required for each lot, one of which must be located in the front yard. Deciduous trees must have a minimum calliper of 35mm and coniferous trees must be a minimum height of 2.5m. The exception to this will be single-family residential lots located on a cul-de-sac that are pie shaped and have a reduced frontage. These lots will require one tree per lot and a tree will not be required in the front yard.
- G. Sod shall be uniform, healthy and free of disease and weeds.
- H. All trees should be nursery grown material from Southern or Central Alberta and shall conform to the standards of the Canadian Nursery Trade Association. Native plant material may be transplanted from native stands and must be healthy, true to form and free of disease.

- I. All landscaped areas shall be finished with a minimum gradient of 2% to ensure positive drainage. A maximum gradient of 25% is permitted. Incorporation of a variety of topography is encouraged. This includes berms, flat or sloped areas and depressions (for stormwater containment).
- J. The owner of the property, or their successor or assignees, shall be responsible for the proper maintenance of the landscaping including the roadway boulevard adjacent to their lot and any repairs to damage to the adjacent linear stormwater system caused by run-off from the site.

5. OUTSIDE STORAGE

- 1. In addition to the requirements of The City of Calgary Land Use Bylaw, the following applies:
 - A. For all dwellings no outside storage areas are permitted.
 - B. The architectural design of storage structures must be integral with the building design, using the same materials and form to the satisfaction of Remington Development Corporation or their Representative.
 - C. Pre-fabricated maintenance free storage sheds will be permitted as long as color is similar to the color of the main body of the house or trim.

6. LIGHTING

- 1. In addition to the requirements of The City of Calgary Land Use Bylaw, the following applies:
 - A. No external lighting fixtures shall be higher than the closest building eave line height.
 - B. Lighting should be used to highlight only the area required to receive light. Light spillage, particularly onto adjoining properties or into the sky, must be avoided.
 - C. Lighting design which incorporates flood lighting of large areas of the site or building elevations should be used in moderation. No light spillage will be permitted.
 - D. Lighting is not to interfere with traffic safety.

PART II – ARCHITECTURAL CODES

1. INTRODUCTION

1. The intent of the Architectural Codes is to develop an architectural character appropriate for the Quarry Park development and encourage a range of variety for houses, townhouses and apartments while ensuring an underlying order.
2. The architectural styles promoted for use in Quarry Park are French Country and European Manor styles. Many of the urban elements, including entry features and fencing, incorporate the unique French Country characteristics and serve to tie the community together as a whole.

2. ARCHITECTURAL CODE APPROVAL PROCESS

1. In addition to the City of Calgary approval requirements, Remington Development Corporation has established a review process to ensure compliance with the Architectural Codes. A Remington Development Corporation representative (the “Representative”) will examine each of the proposed residential structures. An approved stamp will be required prior to the owner/builder (the “Applicant”) applying for a building permit from the City. After construction is complete the Representative will inspect the home to ensure compliance with the approved plans. Once Remington Development Corporation determines that an appropriate amount of density is achieved in Quarry Park, Remington Development Corporation shall assign their obligation of approving authority under these Design Guidelines and Architectural Controls to the Quarry Park Land Owner’s Association who will appoint the Representative.
2. All applications for architectural approval are to be accompanied by the required and completed forms. Applications will not be processed until all required information is received.

2.1 Building Grade and Marketing Plans

1. The Representative will supply the Applicant with a grade plan and a marketing plan which will contain, among other information, the following:
 - A. Lot grades
 - B. Easements and/or right-of-ways

- C. Construction setback line from top of bank (if applicable)
- D. Garage location
- A. Utility infrastructure

2.2 Review and Approval Process

1. All building designs must comply with the City of Calgary Land Use Bylaw and Building Regulations. In addition, Remington Development Corporation has developed a design review process to ensure that all the buildings conform to the planning objectives for the development as well as the Residential Architecture Design Codes developed specifically for Quarry Park.
2. The Applicant is to communicate with the Representative to review the initial proposal for the type of house being contemplated. This will allow the Representative to relay grading and design considerations that are particular to the site, pin-point grading and design concerns at an early stage and streamline the final review process.
3. Prior to the submission for a building permit the City of Calgary will require an approved stamp from the Representative certifying compliance with the Architectural Codes. Accordingly, the applicant shall provide two (2) complete sets of house plans, site plans, landscape plans and any other supporting information for review by the Representative. The cost of all plans and drawings required for the submission will be to the account of the Applicant. There is no cost for the review by the Representative for the first review and one subsequent modification. Should further reviews be required the cost of the reviews shall be borne by the Applicant.

**Quarry Park Residential Architectural Codes
Review and Approval Process**

TASK	RESPONSIBILITY
Prepare and submit preliminary architecture and completed application	Applicant
Preliminary plan review by the Representative and comments back to the Applicant	Representative
Complete detailed design incorporating revisions	Applicant
Submit site plan and architectural plan to the Representative for final review and approval	Applicant
Approved plan receives <i>"Reviewed and Accepted"</i> Stamp	Representative
Issue Grade Slip	Representative
Building Permit Application to City of Calgary c/w Copy of Site Plan and Grade Slip	Applicant
Issue Building Permit	City of Calgary
Footing Check by Surveyor	Applicant
Final Inspection by the Representative – identify deficiencies	Representative
Resolve deficiencies	Applicant
As built grade confirmed by Survey	Applicant
Final Acceptance Notice	Representative

2.3 Design Review Process

1. The Applicant shall electronically submit the following information to the Representative for Architectural Control final approval via the www.archcontrol.com website.
 - A. Drawings of the house plans, elevations and sections at 1:50 metric or $\frac{1}{4} = 1'-0$, $\frac{1}{8} = 1'-0$ or $\frac{3}{16} = 1'-0$ scale.
 - B. A site plan, at 1:200 scale (metric) which shall include grades at four corners of the house and garage; elevations for the actual top of footing, main sub-floor, other important sub-floors, retaining wall locations and grades, lot drainage patterns and all of the locations and grades. All of the requested information is to be listed on the house plan approval form.
 - C. A completed application form for house plan approval indicating colours, material, and other specific information as requested on the form. Colour chips may also be required to clarify colour schemes.
2. The Representative, after thorough discussion with the Applicant, will review the submission and recommend approval, modification or rejection of the application based on the adherence of the plans to the Architectural Codes. Depending on the nature of any changes the Representative may charge the Applicant a fee for the extra work caused by the changes. The grade slip will be issued and all changes/recommendations shall be made and re-submitted for records.
3. Upon approval and grade slip release the Applicant can then make submission to the City of Calgary for a Building Permit.
4. It is important that the Applicant does a pre-construction inspection report prior to commencement of work done on the lot. This report should be forwarded to Remington Development Corporation or their Representative to be kept on file. If no pre-construction inspection is done the Applicant assumes responsibility for the condition of the lot, sidewalks, curbs, water valve, etc.
5. The Representative will carry out periodic on-site inspections during construction to ensure compliance with approved plans. Modifications may be requested in writing to accommodate changes related to actual site conditions.
6. Upon being advised by the Applicant of the completion of the home, a final inspection will be carried out by the Representative who will confirm conformance to the Codes and the approval previously granted. Upon receipt of the final inspection form, the security deposit refund will be calculated or a list of deficiencies will be issued. If there are deficiencies, the Applicant must immediately address them and request a second site inspection by the Representative. All deficiencies must be addressed prior to the release of the security deposit. The refund payment will be made in accordance with the provisions of the purchase agreement.
7. In order to maintain the standard required, the Building and Lot Development Control process is fair but stringent. Acceptance of any design, the interpretation of any of the enclosed Codes or amendments to the Residential Architectural Codes will be at the

sole discretion of the Representative whose decisions will be final. Requests for exceptions will not be granted at the expense of quality but may be justified in terms of alternate, similar, or better quality. It is recommended that Applicants submit preliminary drawings for discussion purposes to avoid rejection of completed drawings. This is especially important for custom homes, or homes situated on lots with unique or unusual configurations or distinctive visual, topographic, or orientation features.

2.4 Site Planning

1. Each single detached home shall be designed to take maximum advantage of the natural and man-made characteristics of the lot, including slope of the land, the relationship to neighbouring houses, and the relationship to the street. Siting and layout should minimize the overlooking and overshadowing of adjacent lots.

Setbacks

The minimum setbacks for all yards will be established by the City of Calgary R-1 and Direct Control Zoning Bylaws.

2.5 Garages & Driveways

1. Single, double and triple garages are permitted in Quarry Park depending on lot specific circumstances. All lots with rear lanes must have a rear access garage. Corner lots with or without lane access will be reviewed on a lot-by-lot basis for preferred garage access location. Rear access garages can be attached or detached based on lot size and configuration.
2. For front drive situations the garage must be built into the home rather than protruding out from the home. For front drive garages no more than 5.5m maximum of exposed garage wall will be allowed at the front of the home. The garage accent material must be returned along the entire garage wall. This can be accomplished through the use of covered porches that extend across the entire front of the house, roof overhangs with decorative columns or recessing the garage into the house.
3. All driveways shall be, as a minimum, cast in place concrete with sidewalks leading to the front entrance of the house matching the driveway material colour and texture. A deep tool joint approximately 1.2m (4'-0) from the back of the walk, curb, or gutter is required for water valve maintenance. Patterned concrete, exposed aggregate concrete, unit paver, stone, or porous block driveways will be accepted.
4. Driveway slopes should be 10% or less. A maximum of 450mm (1'6) between the bottom of the garage eave line and the top of the garage door is desired. If the driveway slope required exceeds 10% the distance between the eave line and garage door may be increased but must be mitigated by appropriate architectural detailing in the gable end (if permitted by the architectural style).

5. Although single and triple garages are permitted, double garages are encouraged. The minimum width of the garage should be 5.79m (19'-0). If the garage is 6.7m (22') or wider, then the garage is encouraged to have two single doors and the doors should have a minimum 0.3m (1'0) offset. Garage doors are encouraged to be divided into two single doors with a 0.3m minimum (1'0) separation between doors. Triple car garages with one single door and one double door will be acceptable, the single door being offset 0.61m (2.0') either forward or backward from the double garage.
6. Double attached front drive garages with one double door will be acceptable on pie shaped lots. All garage doors should match the architectural style and be painted with a colour complimentary to the theme. Wood, metal, or Carriage House fibreglass doors will be approved. Product information will be required.

2.6 Lot Grading & Retaining Walls

1. Building and site grades, as specified on the Building Grade Plan by the Project Engineers, are to be strictly adhered to in order to avoid unnecessary or excessive variations in eave heights and rooflines and to ensure a consistent streetscape. Grading, drainage, and retaining walls are to be the responsibility of the Builder/Owner.
2. Lot grading is to follow the natural slope of the land form and lot slopes should be absorbed within the building massing as much as possible (stepped foundations) in order to minimize the need for grades steeper than 4:1. Finished grades should be adjusted so that a maximum of 450mm (1'-6) of parging is maintained on all elevations. Minimum lot slope must be restricted to 2% and maximum slopes must be restricted to 25%.
3. In cases where a walkout basement lot abuts a non-walkout basement lot, side retaining walls between back yards may be required. If this is the case, and the walkout basement aggravates the site conditions of the adjacent non-walkout basement, the Applicant of the walkout basement is responsible for providing the required retaining wall. The Engineering Consultant will indicate where other retaining walls are required (if not indicated on the site plan). Any retaining walls that are shown on the site plan either by the Builder and/or the Representative are the responsibility of the Builder/Owner. Any disputes that may arise regarding responsibility for retaining walls are to be resolved prior to final acceptance of the lot grading; Remington Development Corporation or their Representative will mediate and assign responsibility of the cost.
4. Retaining walls should be avoided wherever possible. However, if a retaining wall is deemed necessary, then it shall be constructed so as not to exceed an exposed height of 1.2m (4') unless it can be proven that a higher wall is necessary. If the wall is to be more than 1.2m in height it should be stepped, so as to reduce the wall's visual mass. All retaining walls that are constructed shall meet the City of Calgary Land Use Bylaws. Permits are currently required for walls exceeding 900mm (3'-0) in height.

5. It is recommended that retaining walls, when required, are to be constructed using natural materials, i.e., sandstone boulders, rundle rock or river rock (mortar). Retaining walls not constructed from natural materials should be constructed with a visually aesthetic material, i.e. treated wood, precast concrete, or concrete with a stone or brick facing in keeping with the preferred architectural style. Concrete wing walls will be acceptable and require Architectural Design Approval. If retaining walls are required between driveways then the wall should be incorporated into the driveway thus creating a green space between the property line and the edge of the retaining wall.

2.7 Lot Drainage

1. The Builder shall maintain lot line drainage strictly in accordance with the grading plans as approved by the City of Calgary and will maintain and not interfere with any drainage structure that has been or may be constructed. It is an offence under the City of Calgary Bylaws to discharge overland drainage onto an adjacent lot. All surface water must be discharged either to the street or to the stormwater system within the confines of each lot. The Builder acknowledges that more specific drainage requirements may be registered against title.

2.8 Unit Sizes

1. All homes must have adequate massing and will be approved on a lot-to-lot basis. Minimum square footage for two storey single-family homes shall be 1,900 sq. ft. with a minimum main floor area of 840 sq. ft. and a total minimum square footage of 1200 sq. ft. for bungalows.

2.9 Fencing

1. Side yard fencing is optional and is restricted in location from the rear property line to the front setback line of the house. Fencing on the street side of corner lots will be tapered to a 1.2m (4') height at the front setback line.
2. Side and rear fences shall be constructed of 1.5m (5') black chain link.
3. Fences in front yards will be permitted but must be constructed of wrought iron to a maximum height of 1.0m (3'). Front yard fencing should be painted black to match the side and rear yard fencing. Fencing style should conform to designs approved by Remington Development Corporation or their Representative including decorative fencing as illustrated:

3. ARCHITECTURAL STYLES

3.1 Theme

1. Residential development shall incorporate an architectural theme consistent with that described in the Architectural Codes. In general:
 - A. All colours, materials and finishes are to be coordinated on all exterior elevations of the buildings to achieve total continuity of design.
 - B. All buildings shall be faced with materials, which exhibit a durable permanent quality appearance. Materials should not stain easily, either due to atmospheric conditions or when used in combination with other materials. Materials should be of a low maintenance type retaining a consistent clean appearance.
 - C. Buildings shall have architectural features and patterns that are visually interesting, that reduce massive aesthetic effects, and recognize local character.
 - D. Colours proposed will be a major consideration of design approval. All colour schemes must be submitted for approval and shall include samples of all finishes.
 - E. If sloped roofs are used they must be finished with asphalt or rubber shakes, or concrete roofing materials.
 - F. Plain elevations will not be allowed on any street frontage or flankage lot, additional architectural treatment will be required.
 - A. Any mechanical equipment (i.e., dust collection system) that sits outside of the building must be located at the back or side of the building or adequately screened.

3.2 Rules Applied to all Styles

3.2.1 GENERAL

1. These codes have been established to provide a clear idea of the design intent for the single detached houses in Quarry Park.
2. Every design proposal must be reviewed by Remington Development Corporation or their Representative to determine the appropriateness of the submission to the given site.
3. The submission of a proposal of significant architectural merit may minimize the necessity for adherence to specific items from these Codes.
4. Remington Development Corporation or their Representative reserve the right to limit the repetition of details, materials and colours between adjacent houses.
5. Variance from the Codes is at the discretion of Remington Development Corporation or their Representative.
6. These Codes shall apply to both houses and their accessory buildings.
7. Remington Development Corporation or their Representative reserve the right to modify these Codes.

3.2.2 ELEVATIONS

1. Rules governing the composition of the front elevations shall be followed for each specific style.
2. Developments occupying corner lots, or having elevations which face public spaces such as parks or pedestrian walkways shall be considered to have two principal elevations. The flanking street elevation shall be composed and detailed with equal care and attention to that of the front elevation.
3. Skylights are to be flat ONLY.
4. Vent stacks, roof vents and other mechanical protrusions shall not be visible from the street excepting fireplace chimneys which must be boxed in and clad to reflect the architecture of the house.

5. No two buildings on the same frontage shall have the same or substantially similar elevations within four lots either side or within four lots across the street.
6. Buildings on the same frontage with the same wall cladding colour must be separated from one another by a minimum of FOUR lots.

3.2.3 WALL MATERIALS

1. Stone – approved local types and patterns of laying; approved local types and colours of grout.
2. Brick – approved types, colours and local patterns of laying; approved local types and colours of grout.
3. Stucco – acrylic stucco; smooth sand or sprayed finish are preferred.
4. Painted panelled wood is suitable for bays, spandrels and base conditions.
5. “Pre-finished” hardboard siding. Styles and colours to be submitted for approval. Vinyl in general is not permitted as a siding material but will be reviewed for approval for small areas only.
6. Exposed foundation walls shall be clad in stone (real or simulated), brick, or stucco (parging). On brick or stone clad houses, the face of the foundation wall shall be appropriately capped to emphasize the base of the building.
7. All elevations of the main body of the house shall be clad in the same material, or combinations of materials, similarly detailed. Changes in cladding are permitted on rear and side addition only with prior approval.
8. Gables on top of brick or stone walls may be finished in brick, stone, or stucco. Wood or wood shingles may be approved at the discretion of the Representative.
9. Mortar colour is to accent the wall mass of masonry/stone construction. Mortar colours are to be submitted for approval.
10. Base material and heights are specified by style. A building base is used to visually ground the building.
11. When a building base is used on a front elevation it must be continuous across the entire facade, except for porches clad in a different material.

12. Brick/stone clad front elevations are to wrap the side elevations a minimum of 0.6m and extend the length of the garage at the main entry to the house.

3.2.4 ROOF MATERIALS

1. Natural slate.
2. Natural standing seam copper or zinc.
3. Flat profile ("slate") concrete and clay tiles, approved colours only.
4. Dimensional asphalt and/or rubber shingles, approved styles and colours only.
5. Vent stacks, roof vents, and other mechanical protrusions shall be painted the colour of the roof.

3.2.5 BAYS

1. May extend a maximum of 0.6m beyond the front face of the building. Bay may be a maximum 2.4m in width on front elevation.
2. Main floor bays may not visibly cantilever on front elevations and must extend completely to grade; second floor bays must be supported by brackets, located above a porch, or as otherwise indicated in each style guideline.

3.2.6 PORCHES AND STOOPS

1. Side Porch, Side Entry Conditions Only: on lots having a 1.8m sideyard setback and greater, a porch may extend down the side of the house to access an entry located on that side. Side porches may not encroach into the required sideyard setback EXCEPT on corner lots.
 - A. The smallest useable porch depth dimension shall be a minimum of 1.5m, though 1.8m is encouraged.
 - B. All porches must be detailed to include an entablature above the columns. The entablature (beam and fascia) is to continue on all exposed sides of the porch. See specifics under each style.
 - C. Porch steps shall be detailed in the same material as the porch itself.

- D. Where wood floors on porches are used, steps shall have closed risers and cut stringers with overhanging treads.
- E. Porches may be left open, or may be enclosed by screened or glazed sections. If enclosed, it must be detailed as carefully as a columned porch with infill screen or glazing panels to match the windows of the house.
- F. Prefabricated concrete stoops are encouraged to be faced in brick, stone, or coloured concrete to match the building base material.
- G. Stoops may be roofed by a canopy supported by brackets, cables, or chains; the design of the canopy and its support system must be in keeping with the architecture of the house.
- H. Commercial style metal/fabric awnings are not permitted.
- I. Porches and decks visible from the street shall be skirted in the same material as the building base (concrete parging is NOT acceptable). Vinyl siding is NOT permitted.

3.2.7 CHIMNEYS

- 1. Must be brick or stone if the house is clad in brick or stone.
- 2. May be brick, stone, or stucco if the house is clad in stucco.
- 3. Chimneys are encouraged. Built out fireplace 'bays' will not be permitted unless it appears as a traditional chimney form where visible from the street or on corner lots.
- 4. Vent stacks are not to be visible from the street.
- 5. Flashing on chimneys should match the colours of the capping used on the chimney.

3.2.8 WINDOWS AND DOORS

1. Proportions of allowable front facade glazing are specific to each style.
2. All windows are to have a vertical proportion, although they may be composed of square sections.
3. Casement, double-hung, and single-hung are appropriate window types; accompanying non-opening windows must match the profile and detail of adjacent opening windows.
4. Windows may be built of wood, vinyl, or metal and may be painted, stained, or clad.
5. Use of figured or frosted glass only with prior approval.
6. Tinted glazing is NOT permitted in windows facing the street; except approved stain glass.
7. Muntin bars are encouraged to be of the same material and finish to match the window sash and frame. Use of muntins is dependent on architectural style.
8. All window lights created by muntins are to be square or vertically rectangular in proportion, including transoms.
9. Feature windows (i.e., circular, elliptical, octagonal, gothic) may be used only ONCE on the front elevation of each unit. Locations for these windows are specific to each style.
10. Shutters may be used, specific to each style. Fully operational shutters are strongly encouraged. If shutters are decorative only, they must appear in the exact same proportions as they were operational. Shutters are to be used consistently on all windows of the street elevation, except for feature windows.
11. Shutter styles shall be submitted for approval.
12. Double front entry doors are NOT permitted. Only single front entry doors with or without transoms and/or sidelights are permitted
13. Main front entry doors may have glass panels, glass sidelights, or both.
14. Metal sliding patio doors are NOT permitted on elevations visible from the street.
15. Screen doors shall be fully screened and without decorative trim. They shall be finished to match the door they serve.

16. Garage doors facing a street shall be traditional garage doors with vertical proportions. Glass panels are acceptable.
17. Garage doors are encouraged to be carriage house type doors, panelled or textured finish if facing a street.
18. Glass block may be used on side elevations of houses not facing a street when fire code restrictions apply. The proportions of the glass block opening are to be vertically rectangular or square. NO stepped patterns will be permitted.

3.2.9 COLUMNS

1. Column proportions and styles shall be subject to the approval of Remington Development Corporation or their Representative.
2. Half-columns (columns cut in half and placed against a wall) are NOT permitted. Full columns shall be used only.
3. The uses of pilasters or buttresses are specific to each style, and are not to be confused with half-columns.
 - A. Classical:
 - Fluted or unfluted,
 - Doric, Ionic, Tuscan styles,
 - Double Doric, Double Ionic, Double Tuscan,
 - Proportions according to classical principles (1:8 width: height).
 - B. Vernacular:
 - Wood post, minimum 150mm square, corners chamfered, singly or grouped,
 - Built-up, tapered wood columns, minimum 200mm square (as per local examples),
 - Brick or stone, (real or approved simulated), continuous all sides.
 - C. Vernacular
 - Brick, stone, or shingle clad wood plinth with:
 - Classical columns above, singly or grouped (most common),
 - Wood posts, or wood columns above (as per local examples),
 - The plinth shall match the height of the porch balustrade.

3.2.10 BALUSTRADES

1. Where the porch is less than 600mm above grade balustrades shall function as a sitting rail with a minimum height of 450mm and maximum height of 600mm above the floor of the porch.
2. Sitting rails shall be a minimum depth of 150mm and a maximum depth of 300mm.
3. Wood, painted steel, wrought iron, or vinyl are acceptable.
4. Must be consistent in design and materials with the architecture of the house.
5. Wood balustrades must have corner newel posts of 150mm minimum diameter/width when there are no columns at the corners.
6. Intermediate newel posts are required in balustrade lengths greater than 2.4m.
7. Newel posts are required when there is a turn (or corner) in the balustrade, and there is no column.
8. Newel posts shall be detailed similarly to the columns used. The skirting of the porch shall be detailed below the newel post the same as below a column.
9. Balustrades shall be spaced to meet Alberta Building Code minimum requirements.
10. Wood balustrades shall have 50mm x 50mm wood spindles.
11. Metal balustrades shall be 19mm diameter verticals minimum.

3.2.11 SOFFITS AND TRIM

1. Trim shall be used on all types, stained or painted. Trim shall include: simple door and window surrounds, cornices and sills; corner-boards and horizontal battens; frieze and cornice detailing; bargeboard; top trim plates on plinths.
2. Soffits shall be pre-finished aluminum or pre-manufactured wood on the underside of porches or stoops. Aluminum is permitted everywhere else.
3. Fascia shall be of Hardy Plank, wood, composite or aluminum.

4. Trim shall be a minimum of 100mm and a maximum of 150mm around all windows and doors with variations as noted with each style, where visible from the street or public open spaces. Trim boards are required where visible from adjacent subdivisions. Trim will also be required on all rear elevations.
5. Corner boards to be 100mm – 150mm. Corner boards are to be wider than or equal to the profile of the siding.
6. Horizontal material changes shall be separated by 100mm trim boards. In cases of brick or stone used below other materials, the brick or stone shall be topped by a brick, stone, or precast concrete coping.
7. Stucco trim or raised stucco detailing will be permitted on a lot-by-lot basis.
8. Bargeboard shall be 200mm minimum.
9. Cornice mouldings or trim boards shall always be used where a wall meets the underside of an eave.
10. Dentil block, or other similar trim detailing, shall be used ONLY with the cornice moulding and with appropriate style.
11. Eavestrough and downpipes are to be minimized on front elevations, and are to be arranged symmetrically. Flashings are to be minimized on front elevations, and to be painted to match trim or main body colour of the home.
12. Trim and batten boards must have a minimum thickness of 25mm greater than adjacent wall cladding.

3.2.12 DETACHED GARAGES

1. Detached garages shall be consistent in design and materials with the main building.
2. Roof pitch, windows, doors and trim details of garages shall match those of the main building.
3. Garages occupying corner lots shall be considered to have two principal elevations (lane and flanking street).
4. Garages shall be separated from the main building by a minimum distance of 2.4m.
5. Connection to the main building may only occur in the form of an open breezeway or enclosed link, the eave height of either not exceeding one storey.
6. The roof of any outbuilding shall be separated and differentiated from both the roof of the link and the roof of the main house.

3.3 European Manor Style

3.3.1 IDENTIFYING FEATURES

The European Manor Style of Architecture in Quarry Park is characterized by the following:

1. Paneled front doors, often a row of decorative glass is situated beside the door and the entablature.
2. Vertically proportioned windows with nine to twelve panes per sash separated by thick muntins.
3. Windows are usually hung symmetrically, both vertically and horizontally and are often paired. Windows are always separated by wall space. There are usually 3 - 5 ranks of openings across the facade.
4. The main roof of the home will usually be a hipped roof with a 10/12 roof pitch as a minimum.
5. Roof overhangs are usually minimal and range from 300mm to 450mm (12" – 18").
6. Dormers are common and usually placed in alignment with opening placements below.
7. The main body of the house is usually clad in stoneware on the front elevation. The remainder of the home may be clad in stucco.



3.3.2 DETAILS

1. Cladding:

- A. Stoneware or stucco siding. Wood or vinyl siding are not permitted.
- A. Stoneware, wood, wood composite, vinyl and aluminum are permitted for details, trims, and moulding.

2. Windows:

- A. All second floor windows should be vertically proportioned and evenly spaced.
- B. Proportioned and evenly spaced windows on the front and rear elevations should have trim on the top and bottom of the window. Stonetile trim should be used on front elevations
- C. Vinyl or aluminum windows will be permitted, providing the style matches.
- D. Windows on the front elevations are to have muntin bars.
- E. A grid pattern in window placement is desired.

3. Doors:

- A. Door frames on the front entry will require stonetile trim.
- B. Doors shall be panelled.
- C. Sidelights are encouraged.

4. Chimneys:

- A. Chimneys should appear on the side elevation. Central chimneys may be approved.

5. Roofs:

- A. The main roof should be hipped small gables will be permitted.
- B. Roofing materials may be architectural asphalt shingles, rubber composite, concrete tile, natural slate, copper or zinc. Approved materials, style, and colour are at the discretion of the Representative.
- C. Minimum roof pitch permitted is 10/12. Steeper pitches are encouraged.
- D. Maximum eave overhang shall be between 300mm and 450mm (12" and 18").

- E. The fascia board shall be a minimum of 200mm and a maximum of 300mm.
- F. The bargeboard on gable ends shall be a minimum of 200mm and a maximum of 300mm.
- G. Dormers shall be constructed of the same material, and shall have the same slope and overhang as the roof.
- H. Arched dormers will also be permitted.

6. Porches:

- A. Porches must be organized symmetrically with single or double columns.
- B. Flat, center gable, or hipped roofs are permitted with porches only.
- C. Porch roof pitch must match pitch of roof.
- D. Porches shall be a maximum of one storey in height.

7. Columns and Pilasters:

- A. Columns on front elevations should look structural. Minimum column size will be 12" x 12" and should be clad in stoneware.

3.4 French Country Style

3.4.1 IDENTIFYING FEATURES

The French Country Style of Architecture in Quarry Park is characterized by the following:

1. Tall steeply pitched hipped roofs without a dominant front facing cross gable.
2. Eaves commonly flared upward at the roof-wall junction.
3. Brick, stone or stucco wall cladding. Often decorative half timbering is used.



4. Form can be symmetrical or asymmetrical. Use of round towers with conical tops is common.

3.4.2 DETAILS

1. Cladding:

- A. Approved materials include smooth or sprayed stucco, stone, and brick.
- B. If used, half timbering may be stucco or wood. Other materials may be presented for review and approval.
- A. Materials are often mixed. Combinations of stone, brick, and stucco are recommended.

2. Roof:

- A. Roof pitch shall be 10:12 or greater.
- B. Eaves with flare at wall interface are preferred. However straight eaves are acceptable.
- C. Roof materials may be slate, tile (slate style), rubber (tile style), dimensional asphalt or metal (slate style).
- D. Eaves shall be between 300mm and 450mm.
- E. The hipped roof should be incorporated into the design.

3. Doors:

- A. Doors may be set in simple arches, half pilasters or simple trim.
- B. Front porches are not characteristic of the style. Landings should be kept to 4m² or smaller.



4. Windows:

- A. Windows may be single, double-hung or casement.
- B. Muntins may be used.
- C. Generally windows are 2.0x to 2.5x in height to x and are gauged in two's, three's or greater. Full length windows are acceptable.
- D. Windows are placed symmetrically.
- E. Shutters are acceptable.
- F. Railings shall be ornamental wrought iron or equivalent.
- G. No pediments are permitted. A wider extended trim board at the base of the window is acceptable but not required.
- H. A key stone or central flared element above the window is occasionally used with this style and is acceptable.

5. Dormers:

- A. Dormers are usually small and may take on many styles including arched, circular (oval), hipped or gabled.

6. Chimneys:

- A. Chimneys are usually placed on a side wall.
- A. Chimneys should be massive extending from base to above the top of the hipped roof.

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