



CRESTVIEW
SYLVAN LAKE

Architectural Design Guidelines

Updated January 2022

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OVERVIEW

These Design Guidelines will ensure that this project, once completed, will reflect the style and integrity of The Developer and its participating builders in the project, and as such, the homeowners will be the ultimate beneficiaries.

All homes will be constructed in compliance with all municipal, provincial and federal codes and regulations as currently published. Note: Compliance with these Design Guidelines DOES NOT supersede the required approvals of the Town of Sylvan Lake.

The builders and purchasers agree that the Developer will, in its sole and unfettered discretion, interpret, implement and enforce these Design Guidelines. The builders and purchasers agree to be bound by these Design Guidelines. The builders and purchasers acknowledge and agree that the Developer may need to vary these Guidelines at its discretion on a site-specific basis.

In order to maintain a consistent level of quality for the subdivision, the Developer has hired an Architectural Coordinator to review each plan created by the builders. The Architectural Coordinator compares the builders' plans to the Architectural Guidelines and applies them consistently. This ensures the overall streetscape embodies the design principles intended. The process requires the Architectural Coordinator to exercise professional judgment in reviewing individual housing plans.

OBJECTIVE

The objective of these Design Guidelines is to achieve the highest standard possible of visual appeal and streetscape for the residents in a cost-effective manner. It must also offer enough variety of lifestyle choices to build and sustain a vibrant neighbourhood.

These guidelines are for the ultimate protection of the new homeowner, intended to protect homeowners from other houses being built to lesser standards that may detract from the value of the neighbourhood. These Design Guidelines are a mechanism which will contribute towards a high level of quality of design and integrate this project with the surrounding community.

Each house plan will be reviewed in terms of its adherence to the Design Guidelines as set out in this document. Without being rigid, the Developer may require certain modifications to the house plans and/or specifications to reflect the spirit and intent of the Design Guidelines or to take advantage of unique lot features or characteristics.

Builders may submit alternative details to those outlined in these Design Guidelines, providing they conform to the overall objectives of the project and maintain the overall quality of the streetscape and appearance. The acceptance of such alternatives will be at the sole discretion of the Developer.

INTRODUCTION

Crestview at Sylvan Lake is a residential community located on the south end of the Town of Sylvan Lake, Alberta. Known for its recreational activities in both summer and winter the lake the community of Crestview compliments the small-town charm of Sylvan Lake. The architecture of the community supports those traditional styles of architecture throughout history.

The intent of these guidelines is to create a community of harmony and continuity while maintaining several traditionally inspired architectural themes. Craftsman, Prairie, Tudor, and Farmhouse style traditional architectural elements will be showcased on the homes in Crestview. Other traditional styles may be considered on a lot-by-lot basis. All submissions must clearly illustrate the traditional architectural inspiration from which the design developed. Contemporary versions of each of these styles will be considered as well.



ARCHITECTURAL STYLES

Craftsman

Craftsman style architecture emerged in America in the early 1900s, marking a return to handcrafted, natural materials that had been overshadowed by mass production during the industrial revolution. Today, Craftsman homes are being designed to accommodate the modern lifestyle, while preserving the warmth and charm that defines its open, yet sensible style.



Heavy use of exposed woodwork gives Craftsman homes their warmth and signature charm. You'll find most Craftsman designs feature a return to artistic, handcrafted wood details like decorative moldings, chair and picture railings and wood paneling. Exposed beams, built-in shelving and intricate crown moldings in warm wood tones are also traditional Craftsman touches. Typically the front entry features a battened door with wrought-iron decorative accents paired with a wide, inviting porch unique to Craftsman style homes. The front porch typically spans the width of the front exterior facade supported by square or tapered columns.



Included images are intended to showcase Craftsman detail not encourage the exact elevation shown.

Prairie

The Prairie Style is often associated with Frank Lloyd Wright and the Arts and Crafts Movement of the early 1900s. One of his finest examples was the Robie House with its dramatic overhangs, stretches of art glass windows, open floor plan, and sweeping horizontal lines that echoed the prairies of the great Mid-West.

Today's Prairie Style homes include many of the same attributes: shallow-pitched hip roofs, oversized eaves, cantilevered projections, open interior spaces, central chimney massing, minimal exterior ornamentation, and low proportions. Different geometric shapes are often highlighted through window arrangement, columns, low walls and



planters, all which create an aesthetically appealing home. Transitions between indoor and outdoor spaces are seamless with broad covered porches and large masonry columns. Large casements as well as rows of clerestory windows are commonly seen in Prairie style homes to provide plenty of daylight for a comfortable interior and also to accentuate its linearity. Massing generally consists of boxed shapes at varying heights and depths.

Related to Craftsman style, Prairie house plans feature wood, stone or stucco siding, a low-pitched roof and wide eaves

with exposed wood rafters. The low-slung roof typically has multiple projections to give the home a "built-in" feel. Great Prairie homes look as if they have been pushed up from the earth rather than built on top of it. Wall cladding of Prairie style homes were almost always earth tones. The accent colours were typically the same tones as the main body colour creating a "tone on tone" effect rather than a large amount of contrast in the colours. Bold colours were not found on Prairie style homes.



Included images are intended to showcase Prairie detail not encourage the exact elevation shown.

Tudor

Tudor homes are characterized by their steeply pitched gable roofs, playfully elaborate masonry chimneys (often with chimney pots), embellished doorways, groupings of windows, and decorative half-timbering, this last an exposed wood framework with the spaces between the timbers filled with masonry or stucco.



A distinguishing feature of the Tudor house was the steep gabled roof, often punctuated with small dormers and clad with slate. The main gable frequently had a secondary side or cross gable. Gable ends were often adorned with verge boards whose decoration ranges from simple to highly carved. A few variants had gables with parapets, which is very English.



A Tudor entrance was part of an asymmetrical assemblage of architectural elements, some decorative and some meant to provide protection. Protection came from a thick masonry wall that allowed the door to be recessed or from a projecting bay window or small roof over the door. Renaissance embellishments included arched openings, board and batten doors, luxurious black metal door hardware, and tabs of cut stone set into the brick wall, giving a quoin-like effect.



Included images are intended to showcase Tudor detail not encourage the exact elevation shown.

Farmhouse



Genuine farmhouses were constructed in rural areas to suit the agricultural lifestyle. While many kit homes were constructed from wood, old-timey farmhouses from colonial times could be found in a wide range of materials depending upon the region. Porches had two primary functions. During the summer, they provided a place to cool off. And all year round they functioned as mudrooms providing a place to kick off dirty work boots before heading inside. Farmhouses constructed from wood are usually covered with clapboards, which are vertical wooden boards that often overlap to keep out wind and moisture.

Most Farmhouse home plans offer ease of construction, with square or rectangular footprints, symmetrical massing. The black frame windows are aligned both vertically and horizontally and are typically ganged in groups or paired with thick muntin bars separating the glass into rectangular segments. Brick was typically used as a base or foundation across entire house rather than large walls of brick.

Welcoming wide and wrap around front porches were a staple in the design of traditional Modern Farmhouse homes. Uniquely decorative porch columns clad in a paintable material with a brick base was a detail typically found on this style of home.



Typical Farmhouse style homes are monochromatic in colour for the siding, trim and details (often white, linen or light grey) with black roof. Window frames and segmented lights were typically black. Brick was the traditional masonry material rather than stone.

Included images are intended to showcase Farmhouse detail not encourage the exact elevation shown.

ARCHITECTURAL REQUIREMENTS

Wall Materials

Siding

- Approved wall materials in The Crestview are stucco, James Hardie (or equivalent) siding or lap board profile vinyl siding. Upgraded saturated vinyl siding colours are encouraged. Cove profile siding is not permitted. Max. 18" of parging from grade permitted on any elevation.
- Accent materials such as shakes and board and batten vertical siding (Cement fiber and vinyl) are encouraged for Craftsman and Farmhouse style homes
- Colours are to be in keeping with the traditional style that has inspired the design. Siding colours in bright or pastel shades will not be approved. No Blue or Red siding permitted on Prairie style homes. Earth tones only.
- No stucco or vinyl trim will be permitted in Crestview. Trim of engineered wood (smart board), wood and aluminium are the approved trim materials.

Masonry

Masonry is required as a wall accent material on all architectural styles, it must be used in portions reflecting structural integrity. All stone or brick is required to return min. 2 feet. Placement of stone is to be true to the traditional architectural style of the house. No floating stone permitted. Allowable materials will be:

- Real Stone or Cement based Cultured stone
- Brick (think brick not permitted)
- All stone or brick installed will require capping. Cap to be Smartboard, alum capping is not an approved material in Crestview.

- All masonry on garage must be at the height of the top of the garage door or higher. If masonry is lower than the top of the garage door it is required as a base across the full front elevation and returned down the full garage side wall to the entrance.

Roof Materials

The recommended roofing material in the Crestview is an architectural asphalt shingle. Slate profile concrete tile, rubber tile roofing and metal roof materials will be considered on a lot by lot basis.

- Red, blue or green roofing will not be approved.

Roof Hardware

All roof hardware (vents, stacks, flashing, etc) must be painted to match the colour of the roofing material. No galvanised flashing permitted. Furnace flues vented through the roof are required to be boxed-in and clad in the exterior finish material.

Highly visible Elevations

Rear Elevations

- Lots backing onto green space will require to dress the rear with additional Architectural detail similar to the front.
- Highly visible elevations are encouraged to have min 8" smartboard fascia on open gables.
- Three stories clear on the rear elevation is not acceptable on highly visible rear elevations. The wall will need to be broken up by decks, box outs or skirt roof if it suits the architectural style.

Street Corner Elevations

- Homes on corner lots will require detail and architectural style similar to the front to be carried down the side and the rear of the house.

Decks and Porches

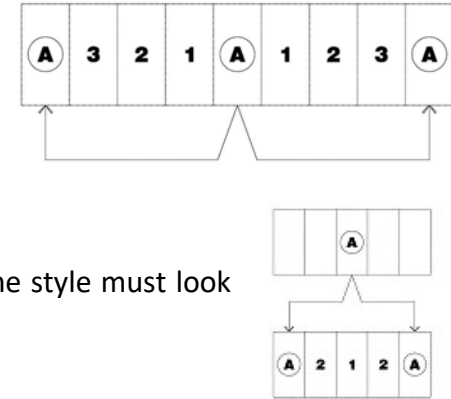
- Porches are to be carefully considered in the Crestview. Craftsman, Farmhouse and Prairie style homes are to have a usable front porch. Decorative posts with post capitals and beams dropped below the soffit will be required.
- Wood stairs are discouraged by the AC coordinator. Preferred material of the front step is concrete. Any wood exterior stairs installed are required to have closed risers. All vertical surfaces of wood stairs are required to be stained or painted.



- Any deck or porch less than 4' from grade is required to have a solid skirt. Lattice and pressure treated wood are not acceptable skirting materials. Smart board panel with 4" trim to hide panel edges is the recommended skirting finish.
- Acceptable railing on front decks is wrought Iron, aluminum pickets and cedar. Treated wood railing is not permitted. Rear decks are permitted to use glass panel railing. Lots backing onto green spaces are required to build the deck at the time of construction.

Repetition

- Similar elevations may not be repeated more often than every fourth home on the same side of the street or directly across the street.
- Exterior cladding colour and masonry cannot repeat within three lots on the same side of the street or directly across the street. Trim colours can repeat
- Architectural Style is permitted to repeat no more than 3 in a row. Houses of the same style must look different and have different detail.



Garages

- Double car garages are the minimum requirement for Crestview. Any garage face 24' or wider is required 2 single garage doors or a 24" offset in front garage face with a window facing the street.
- Garage locations are to be as per the engineering drawings.
- Clopay Gallery Collection and Carriagecraft CC-10/CC-16 (from Red Deer Overhead Door) or approved equivalent from another supplier. Maximum door height of 8'. 9' tall doors may be considered with added detail (windows).



Clopay Gallery



Carriagecraft CC-10/16



Wood grain Clopay

- Max of 20" permitted from the top of the garage door to the underside of the garage roof soffit to be strongly enforced.

Driveways

- Driveways are to be broom finish concrete as a minimum. Stamped concrete and exposed aggregate driveways are strongly encouraged.
- Driveway slopes are between 3% and 7%. Maximum driveway slope is 10%; minimum is 2%

SITE DESIGN

Building Setbacks

All setbacks are to adhere to the current zoning bylaw of the Town of Sylvan Lake. If there is discrepancy the Zoning bylaw will take precedence.

- Front yard setback-min. 6.0 meters.
- Side yard setback-1.25 meters. 2.4m min. on street side of corner lots. R1A lots require sideyard setback of 1.5m min.
- Rear yard setback-7.5 meters min.
- Build width on all lots shall be 80% of the building pocket width.

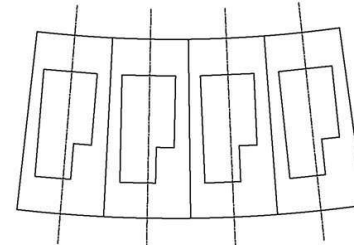
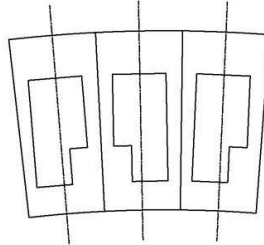
Building Height

Homes in the Crestview will not exceed a building height of 10.5m (34.45')

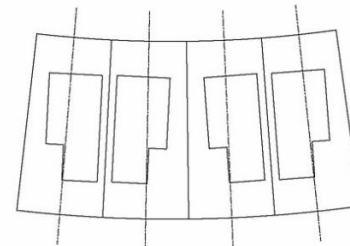
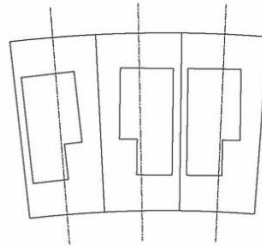
Siting

All houses in Crestview are required to sit radial on the lot. Careful focus will be given to pie lots. The front of the house is to sit parallel to the curve of the street NOT to one side property line or the other.

Correct siting:



Incorrect siting:



APPLICATION PROCESS

Preliminary Review

Designers are encouraged to present their preliminary drawings of home plans and elevations to the project consultant; Home Works Architectural Design for preliminary review. Home Works will return the plans with comments and feedback, if required and then return the plans stamped “reviewed.” This prelim submission may be made via email.

Compliance Deposit

A compliance deposit is required on all lots and will be paid to Lamont Land LP prior to request for plan approval and AC release. The deposit is to be paid in accordance with the terms of the purchase and sale agreement. No interest will be paid on these deposits. The deposit will be held by Lamont Land LP until such time as a final inspection of the said house has been completed and adherence to the Design Guidelines has been met.

Final Submission

Online Applications

Builders must apply for architectural approval using the project consultant’s portal www.streetscapeplus.com. Applications must be submitted online using .PDF files. Please contact Home Works for information and application instructions if required.

Before seeking a building permit from the Town of Sylvan Lake, builders must submit their plans to the project consultant for architectural approval and written compliance with these architectural guidelines. The consultant will require the following:

- Plot Plan metric (1:200 scale only) digitally generated by a legal surveyor or equivalent, showing the following:
 - Front yard setbacks measured from the foundation perpendicular to the property line at the closest point.
 - Rear yard setbacks measured from the foundation perpendicular to the property line at the closest point.

- Left and right yard setbacks measured from the foundation perpendicular to the property line at the closest point.
- Proposed elevation of the actual top of footing.
- Design level for the lowest top of footing.
- Proposed level of the main sub floor.
- Proposed level of other important sub floors.
- Retaining wall locations and grades (as required).
- Digital Construction Drawings imperial or metric (1/4"=1'; 3/16"=1'; 1:50) in a .PDF format. Floor plans, elevations and building sections including at least the following information:
 - The exterior design in plan and elevation, showing the disposition of walls, doors, windows, deck etc.
 - All exterior dimensions in plan.
 - Building heights and floor elevations.
 - All roof slopes.
 - All exterior finishes, materials, colours, etc. must refer to current manufacturers' specifications.
- Completed Architectural Colour and Material Form (online)

All designs and details shown on the drawings submitted with the application must be built as shown. Any deviations from a previously approved application must be resubmitted in writing to the project consultant. Revisions are subject to additional review charges by the AC consultant.

Processing Time

Home Works will endeavour to process applications in 5 business days. Stamped and processed materials will be posted online for the builder to download and use for their building permit application.

Site/Final Inspection

Initial Lot Inspections

Builders are required to submit a preliminary lot inspection at www.streetscapeplus.com. Any site conditions prior to purchase of the lot are to be noted within 2 weeks of the purchase of the lot. Any concrete or water valve damage etc. is to be noted and photos uploaded. Any lot damage not noted on the preliminary inspection will be charged back to the builder.

Final Inspections

The project consultant will conduct a final inspection after an online final inspection request has been made to ensure that the given home complies with these architectural guidelines document and approval. Should all of the design and landscape conditions be met, the homeowner and builder will receive online notification of compliance. Deficiencies, if any, will be noted and must be corrected before compliance is met and the deposit returned. Any additional inspections required, after the builder has rectified all deficiencies noted on the initial inspection will be subject to a second inspection fee

LANDSCAPING/SITE IMPROVEMENTS

Hard Landscaping

Any retaining walls required at time of approval or as a result of an on-site condition will be required to be approved by the architectural controller.

Fencing

The Developer provides fencing in certain parts of the subdivision. Because a uniform design and material type, together with a consistent colour, will provide a more homogeneous look and feel to the project, and provide a more timeless appearance, Builders and their homeowners are required to use the same fencing specifications as the fencing provided by the Developer.

If the Developer fencing installed on the rear or side property lines of a lot is wood then wood fence is required. If it is ornamental (black mesh) or white vinyl privacy fence, then either wood fence or matching ornamental fence or white vinyl privacy fence can be installed.

Subdivision Hardware

The Builder/owner is responsible to establish the precise location of any subdivision hardware, such as electrical transformers, telephone boxes, etc., which may occur on the lots or in proximity to them. The Builder/owner is to confirm all hardware and its final position on the lot with the respective utility company.

Appearance During Construction

Builders and landscapers are required to keep the lots and abutting streets clean and orderly during construction and marketing. No material or debris shall be stored on an adjacent property, or disposed of on-site. There will be no burning of garbage. Builders/Owners found negligent will be charged for clean-up carried out by the Developer.

Breach of Guidelines

In the event of any breach of one or more of the above guidelines, terms and specifications, the Developer or its agent shall have the right, but shall not be obligated, to enter upon any lot and abate and cure, at the expense of the homeowner of the lot who is in such breach, any such breach capable of abatement or cure and such homeowner shall pay to the Developer forthwith upon demand all costs incurred by the Developer in such abatement or cure. Such costs shall constitute a charge upon such homeowner's lot and may be collected by the Developer in a court of competent jurisdiction or deducted from the security deposit at the Developer's discretion.

Miscellaneous Guidelines and Resident Information

Nothing herein contained shall be construed or implied as imposing on the Developer, its agents or employees, any liability in the event of non-compliance with or non-fulfillment of any of the terms, restrictions and benefits set forth herein and no liability or responsibility whatsoever shall be incurred by the Developer, its agents or employees, in the performance or non-performance of their rights and obligations herein.

DISCLAIMER

No approval by the Architectural Coordinator or its other consultants shall constitute compliance with any engineering requirements or any legal requirements of the Town of Sylvan Lake or any other government agency or body, all of which are the sole responsibility of the Builder. The Developer and/or the Architectural Coordinator are not responsible for ensuring that the Builder's house plans comply with copyright laws etc.

The house plan approval process is provided as a service by the Developer. While care is taken to provide precise data, the Developer and its Architectural Coordinator and other consultants assume no responsibility for the accuracy of the information given in documents, or for any losses or damages resulting from the use thereof. It remains the responsibility of the Builder to ensure that the construction of any buildings on the lot conform with Provincial and/or Municipal laws, regulations, by-laws or other enactments and encumbrances affecting the title to the lot, including, without limitation, utility right-of-way, easements and restrictive covenants.

The Builder is also responsible for the provision of all bearing certificates and footing elevation certificates which may be required for the installation of sulphate resistant concrete, additional foundation reinforcement design or any other precautions in foundations where necessary. THE DEVELOPER AND ITS ARCHITECTURAL COORDINATOR AND OTHER CONSULTANTS ASSUME NO RESPONSIBILITY TO ENSURE THAT THE BUILDING COMPLIES WITH ANY OF THE FOREGOING.

SEVERABILITY

If any provision hereof is made void or rendered invalid or unenforceable by any law from time to time in force in the Province of Alberta, or if any provision hereof is determined by any court of competent jurisdiction to not be a covenant running with the land, the same shall not invalidate or render in any way unenforceable any of the remaining provisions of these Development Guidelines.

SCHEDULE OF RESPONSIBILITIES

Function/Contact Person	Company/Address	Telephone/Fax
Developer	Lamont Land Inc. 200, 5716 – 1 Street SE Calgary, Alberta T2H 1H8 Contact: Scott Lamont	587-390-8817 (direct line) 403-252-7685 (f) email: scott@lamontland.com
Engineering Consultant	Urban Systems Ltd. 200, 10345 – 105 Street NW Edmonton, Alberta T5J 1E8 Contact: Geoff Harcombe	780-430-4041 (o) email: gharcombe@urbansystems.ca
Architectural Coordinator & Grade Slips	HomeWorks Design Inc PO Box 1704 Vulcan AB T0L 2B0 Contact: Leanne Graham	403-510-2244 (m) email: lgraham@homeworksweb.com