

Architectural Design Guidelines

Phase 1

March 2018



EVERGREEN

Naturally Exquisite

MELCOR

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Disclaimer

Notwithstanding anything set out in these guidelines, the Developer, Melcor Developments Ltd. and the Design Review Consultant may apply their respective judgments when considering and approving anything regulated or controlled by these guidelines. In so doing, the Developer and the Design Review Consultant may provide waivers of or relaxations to any matter set out in these guidelines in their sole and absolute unfettered discretion.

These guidelines will be registered on title and enforceable for the life of the community.

The Developer may amend these guidelines as it sees fit in its sole and absolute unfettered discretion.

1.0 INTRODUCTION

Evergreen is a master planned community located in northeast Red Deer, Alberta. Embracing the natural beauty of the existing water features, native green spaces, mature woodlands and proximity to the Red Deer River Valley park system, this sustainable community is designed for exploration and outdoor recreation. Its architecture will reflect the natural surroundings and contemporary amenities surrounding it.

In order to establish a high level of housing quality and visually appealing streetscapes, Melcor has developed Architectural Design Guidelines and assigned a Design Review Consultant (DRC) to review each house plan proposed for the community.

1.1 DESIGN GUIDELINE OBJECTIVES

The objective of the Architectural Design Guidelines is to achieve the highest standard of visual appeal of each house within the community. Builders, designers and future home owners are to follow these Guidelines when planning their new home.

The DRC will approve all plans prior to construction and address design related issues that a Builder, designer and home owner may face during the construction of a new house. The DRC will review the application on behalf of Melcor and recommend approval or resubmission based on the compliance with the Guidelines.

It is the responsibility of the Builder/Home Owner to become familiar with these Guidelines and design their homes in accordance with them.

Submission of the architectural controls to the DRC will require the Builder to confirm they have read and understand the Architectural Design Guidelines. The standards for Evergreen will be those as established in the City of Red Deer Land-Use Bylaw and these Guidelines. A stamp of approval will be provided by the DRC on the elevation drawing. A architectural design checklist will be provided to the Builder and must be submitted with each house plan. Conformity with these Guidelines does not supersede the required approval process of the City of Red Deer, which include the appropriate permits to construct the house and inspections of the appropriate City of Red Deer Building Inspectors, etc. Construction may only begin upon receipt of a Building Permit from the City of Red Deer and Building Grade Certificate form which is prepared by the Consulting Engineer.

These Guidelines may, at any time, be modified or changed by the Developer. Approval of any design and the interpretation of the enclosed Architectural Control Guidelines will be at the sole discretion of the Developer and/or Design Review Consultant, whose decisions will be final.

1.2 HOUSING MIX

The Evergreen neighbourhood housing mix was designed to create highly desirable properties for residents of all ages, lifestyles, and income. These Guidelines do not attempt to dictate any one particular design style, it encourages Builders and designers to draw inspiration from a variety of architectural elements to develop designs that suit both the homeowner's personality and add richness to the overall community.

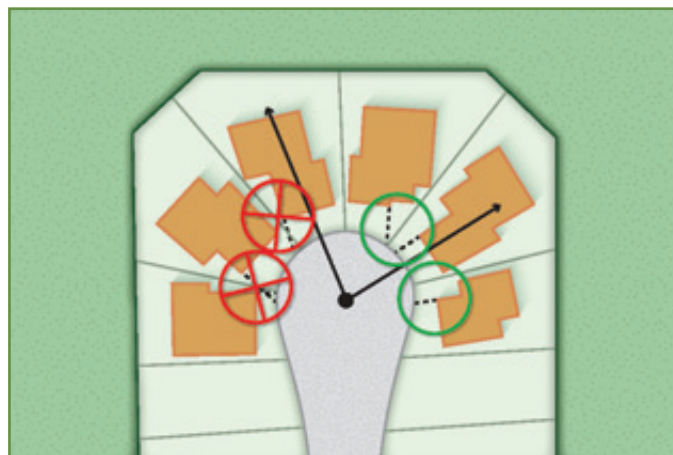


Housing Examples

2.0 SITE PLANNING

2.1 HOUSE REQUIREMENTS

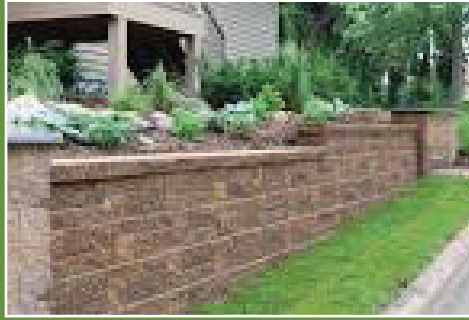
- Each home must be placed perpendicular to the road, rather than angled in the lot or parallel to one of the side property lines. All houses located on pie lots or in cul-de-sacs should be sited in a radiating pattern.
- Builders and designers are to review the Building Grade Certificate prior to home design to ensure that the proposed house is compatible with the desired lot. Refer to Setback Plan and Garage Layout Plan to ensure the front door is prominent and every house has visual appeal from the street.
- Front/Rear Yards - Houses are to be sited in accordance with the Setback Plan provided by Melcor and the City of Red Deer Land Use Bylaw. The setback shall not exceed 7.5m on lots with open front setbacks.
- Side Yards - Builders are required to make the best use of all open spaces within the property. Sideyards in excess of 1.8m will be reviewed and may require alterations to the house design.



House Orientation

2.2 BUILDING GRADES, LOT GRADES & RETAINING WALLS

- Lot grading is to conform to the Building Grade Certificate and lot grading bylaw. Grades at the corners of the lots are not to be altered from those shown on the Building Grade Certificate. Any costs incurred due to changes from the approved Building Grade Certificate shall be the responsibility of the Owner/Builder. Corrections must be done with the completion of the house.
- The landscaped grade of a lot should always slope away from the house; be integrated into the subdivision system for drainage; and not drain into the neighbouring lots.
- The landscaped grade must be shown of the application package, however the Design Review Consultant reserves the right to approve adjustments.
- Any high visibility retaining wall should be architecturally finished in a similar material used on the house, material type shall be noted on the House Plan. Pressure treated wood, rail ties and unfinished concrete will not be accepted as retaining material. Retaining walls should be finished to complement house finishes and blend in with the landscape.
- All costs associated with drainage (retaining walls, wing wall on foundation, landscaping, etc.) shall be the responsibility of the Builder.



Grades and Retaining Wall Examples

2.3 WALKWAYS & DRIVEWAYS

- Minimal use of hard surfaces is encouraged, but where necessary (i.e. driveways, walkways, and patios), long lasting materials such as concrete, paving stones and interlocking bricks are acceptable. Crushed stone, shale, loose aggregate and asphalt are not acceptable materials for driveways and walkways.
- Driveways and driveway aprons cannot be wider than the garage. Paired driveways with aprons in the boulevard must be spaced far enough apart to facilitate boulevard trees to be planted in between aprons.
- Driveway and apron layouts shall be shown on the Plot Plan.

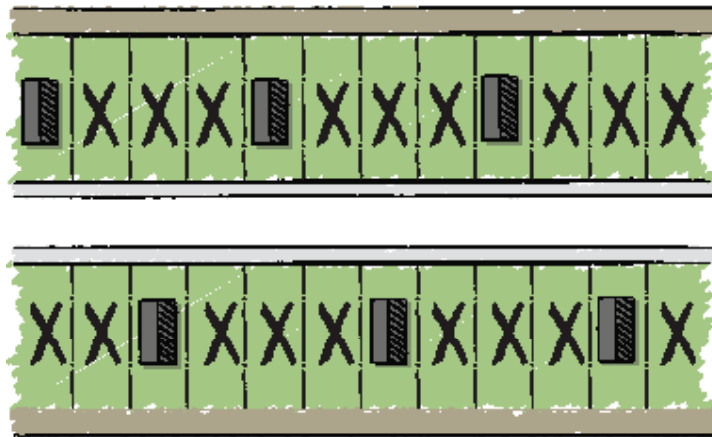
2.4 LANDSCAPE & FENCING

- All homeowners are required to complete the fencing and landscaping of their yards within 12 months of occupying the residence.
- Melcor will provide a fence on certain lots that back onto each other, open spaces and public areas. Refer to Fence Plan for fence locations. All Developer installed fencing is the property of the home owner. Maintenance of these fences are the responsibility of the home owner.
- The Landscaping Assistance Plan can be obtained from Melcor.

3.0 ARCHITECTURAL DESIGN

3.1 HOUSE STYLE REPETITION

- Identical or near identical elevations and exterior colours may not be repeated more often than every fourth (4th) house on the same side of the street and every third (3rd) house on the opposite side of the street.
- If the adjacent houses are too similar, the Design Review Consultant will request the applicant to make design changes. There must be a significant change in the features, such as roof type, size and location of windows and doors, colours, and finish material. A change of materials alone and reversing the plan is not sufficient.
- Drawings must reflect actual elevations for final approval. Reverse plans will not be accepted.



House Repetition

3.2 ARCHITECTURAL DESIGN ELEMENTS

Natural elements are foundational in the design of the amenities in Evergreen. It is the intent of these Guidelines to require those natural (or naturally inspired) elements to be incorporated into the architecture of the houses. See *Section 4.1 Wall Materials* for further details.

Homes must clearly demonstrate elements of a particular style. Builders are to ensure that plans have the minimum standards set out in these Guidelines, plus be enhanced by including features that define a particular style selected by the Builder or home owner.

Evergreen is open to a variety of Architectural elements, two common styles are shown in *Section 3.2.1 Exterior Elements & Features*. In addition, examples of other features can be found in *Section 3.2.2 Additional Elements*.

3.2.1 EXTERIOR ELEMENTS & FEATURES

Design Elements (CRAFTSMAN)

- Min. 6:12 roof pitch.
- Cross gable roofs.
- Dormers with either a gable or shed roof.
- Exposed rafters and/ or decorative brackets under eaves.
- Beams or triangular knee braces.
- Multiple window panes.
- Front porch beneath extension of roof.
- Square columns .
- Tapered columns with a supporting larger base.
- A high level of architectural detailing on doors, windows and gables.
- Dark rich colours with contrasting trim.



R1WS - Craftsman

Design Elements (PRAIRIE)

- Max. 4:12 low-pitched Hip Roof.
- Deep overhanging eaves.
- Strong horizontal lines.
- Roof extension or cantilevered projection at eaves.
- Row of windows arranged in horizontal bands.
- Use of natural materials.
- Square columns.
- Masonry base.



R1 - Prairie

3.2.2 ADDITIONAL ELEMENTS

- Angled or curved roofing.
- Dual pitch roofs.
- Steep roof pitch with front facing gables.
- Roof brackets.
- Window shutters.
- Shed or dormer windows.
- Tall vertical windows.
- Gable detailing.
- Timber trusses.
- Cedar shake detailing.
- Vertical wood batten boards in gable ends.
- Stone exterior chimneys.
- Columns with heavy tapered stone bases.
- Extensive stone work.
- Portico/ covered entry.
- Opened soffits



3.3 LOTS BACKING TO PUBLIC GREEN SPACE

The rear elevation of lots backing onto green space or other high profile locations ie. parks, walking path etc., require the same level of architectural detail as the front elevation.

- All windows visible from the rear elevation must have the same level of detail and match the front elevation.
- Rear gable treatment must match the front gables.
- Elements that break up the rear elevation must be incorporated on both the main and second floor. A continuous three storey elevation must be avoided on walk out lots.
- Rear deck must be completed at time of house construction.
- Rear deck posts and railing must be architecturally detailed in a similar fashion as the front elevation of the house. Deck supports less than 1.2m tall do not require additional detailing. Pressure treated railing is not permitted.
- Two storey full height flat elevations on lots with walkout basements will not be acceptable. The use of architectural styles such as down hill sloping roofs in combination with dormers, decks, variations in the rear wall planes, retaining walls, and grading should be incorporated to break up the elevation.



Rear Facade Examples

3.4 SIDE ELEVATION / CORNER LOTS

Corner lots require significant attention to detail. Bungalows or Bi-levels are preferred, however all models will be considered if the design is appropriate.

- Side elevations of the house facing the street, pathways / walkways require similar details to that incorporated on the front of the house.
- All highly visible side elevations will require the traditional elements to be carried to the side elevation, including covered porches, masonry, window and gable treatment.
- Jogs, built out rooms or cantilevers are required on the side elevation.
- On corner lots, the primary elevation will be on the side with the most street frontage.



Corner Lot Elevation

3.5 FRONT PORCHES AND EXTERIOR STAIRS

All houses are encouraged to incorporate a front porch into their designs to provide a more welcoming streetscape and promoting a pedestrian friendly environment. The use of a porch on a front attached garage house will also help reduce the distance from the garage face to the front entry.

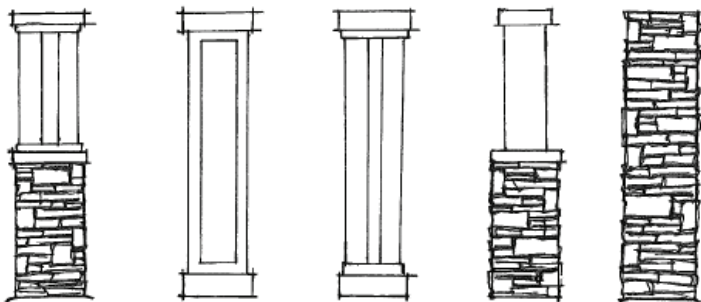
- To ensure the functionality and correct massing, a minimum depth of 1.5m will be required for all porches.
- The underside of the porch is to be screened in with appropriate and complementary materials so that the underside of the porch is not visible.
- Porches must be an integral part of the house design and be a prominent element of the front elevation for houses with no front attached garage. Wrap-around porches on corner lots are encouraged.
- Decking, steps, risers, and skirting shall be constructed with concrete or composite material. Pressure treated wood is not permitted.
- Front elevations with more than 5 exterior risers will not be accepted without specific approval and must be shown on the House Plan.



Porch Elements

3.6 COLUMNS

- All posts/ columns must be boxed out in a decorative material and be a minimum size of 300mm x 300mm wide and incorporate an architectural base finish material, ie. stone, stucco, smartboard panel, etc.
- Selected base finish must be 900mm in height.



Column Examples

3.7 ROOF DESIGN AND MATERIALS

Roof lines are to be made as interesting as possible by means of variations of roof forms and the use of steeply pitched dormers and gables. Roof lines on lots requiring special side or rear elevation treatment should incorporate dormers, or gable ends with additional elements or details to add character to the home.

- The roof pitch and overhang should match the chosen architectural style.
- The roof material for all homes is to be architectural shingles or composite products. No wood shakes will be allowed. All roof stacks must be enclosed and/or finished to compliment the roof colour and exterior finish detail.
- Architectural shingles (IKO Cambridge shingles or better) or concrete tiles are acceptable roof materials. Bright blue, red , green asphalt shingles will not be permitted. Concrete tile colours are limited to the grey/brown spectrum in the “slate” profile.
- Metal roofing may be approved if the builder can demonstrate the use as a clear style requirement.



Roof Lines

3.8 GABLES

All visible gables must incorporate significant architectural detail to create a more interesting facade.



Gables

3.9 GARAGES

An attached garage should reflect and complement the overall massing and proportion of the house and not dominate the streetscape.

- For triple car garages, at least one of the bays of the garage must be offset from the other bays. This offset should be a minimum of 600mm and the roof line on this bay should be off set to provide articulation to enhance the overall garage design.
- Garages will generally be paired with the neighboring house unless noted otherwise on the Garage Layout plan.

3.9.1 GARAGE PROJECTIONS

In order to reduce the visual impact of an attached garage, close attention will be paid to the architectural design of the front elevation and the design of the front entryway. One method is to bring the front entryway or porch as far forward as possible, without adversely affecting the interior layout of the home.

It is encouraged that the wall between the garage door and the front entry not exceed 4.2m. This will make the garage look more like part of the design and not an addition to the house. When this distance is exceeded, the design must incorporate additional detailing along the garage wall and in the roof lines above such as a window, batten detailing or masonry.

Living areas over the garage or otherwise known as “bonus rooms” will be encouraged. Bonus rooms are required on R1G homes.



R1WS Garage & Bonus Room

4.0 BUILDING MATERIALS

4.1 WALL MATERIALS

Acceptable siding materials include smooth finish acrylic stucco, cement fibre board, vinyl siding, natural stone, manufactured stone, brick, aluminum cladding (longboard), PVC cladding (Sagiper), or wood fibre board (Canexel).

- At least 2/3rd of the front elevation should be clad in materials other than horizontal vinyl siding (i.e. stone, stucco, wood shingles, cement fibre products, smart board, crezone etc.).
- Natural wood elements (or naturally inspired wood materials) must be incorporated on all homes in Evergreen. (ie. cedar, longboard, Sagiper, timber elements).
- At least 3 materials are required on the front elevation to create visual interest (ie. board batten, smartboard, shakes, longboard, etc.).
- Any masonry application must ground the home and act as a structural element. Masonry return must be at least 600mm (2') around the corners.
- Builder's using material colours not readily available to the Architectural Review Consultant will be required to submit a sample for approval.
- Traditional materials true to the style of the home will be considered on a lot by lot basis. The bottom edge of the wall cladding must be adjusted so that a maximum of 700mm parging is exposed on all elevations.
- Any product or manufacturer not specifically mentioned in this document must be reviewed on an individual basis to ensure compatibility with the intent of these Guidelines.



4.2 WINDOW TRIMS , FASCIAS & SOFFITS

- Trim shall be composite material such as smartboard or an approved equivalent material and is required on all openings on all visible elevations.
- Trim must be a contrasting colour from the main body colour of the home, corner boards, shadow boards, columns, fascias and soffits must all match the trim colour.
- When appropriate to the style of the house, the trim should be a minimum of 100mm battens wide on all sides/on all four elevations.
- Corner boards will be required on all front elevations and exposed elevations.
- Eavestrough colours are to match the fascia colour.



Window Trim

4.3 ENTRY DOORS

- Entry doors are to compliment the architectural style of the house and should stand as a primary element of the front elevation. A standard panel door will not be permitted.
- Entry doors must have glazing and/or sidelights and/or transom windows. Upgraded fiberglass doors with a natural appearance or a real wood door will be permitted at the discretion of the Design Review Consultant and may be approved without the requirement of glazing.
- Entry door style must be shown on the House Plan.



Front Door Examples

4.4 GARAGE DOORS

- Garage doors should complement the style of the house. Garage doors are not to exceed 2.75m in height and 6.1 m in width unless authorized by the Design Review Consultant. Garage door details must be shown on the elevations.
- Additional space above the garage door to the eaves line (more than 600mm) will have to be justified and treated with an architectural feature.



Garage Door Example

4.5 EXTERIOR COLOURS

Colours on the exterior of the house need to be consistent with the architectural theme of the house. The Design Review Consultant must approve all exterior colour schemes.

Earth tones are the expected colour range for Evergreen. Each house is permitted to have one secondary colour that is complementary to the main body colour of the house. If a secondary colour is desired, a significant contrast is required in order to provide a high contrast with the main body colour of the house.

In order to achieve an aesthetically pleasing streetscape, some siding colors may not be permitted, and contrast between adjacent house is required.

NEARLY IDENTICAL SIDING COLOURS

To ensure diversity in colour between houses, the following colours will not be acceptable within 3 lots of each other. Colour groups considered to be nearly identical are:

- Granite - Windswept Smoke - Charcoal
- Pebble Clay - Pebble/ Kaki - Canyon Clay
- Clay - Terra Clay - Flagstone
- Harvard Slate - Storm
- Ironstone - Iron Ore
- Hickory - Autumn Ash
- Wicker - Brownstone - Sand

5.0 ENVIRONMENTAL GUIDELINES

While not required, Melcor encourages all builders to follow Built Green principles:

- Builders are encouraged to build to a minimum Built Green Certification level of Bronze.
- Houses should utilize Energy Star materials and products whenever possible.
- Houses should use low-flow toilets and water conserving faucets.
- Architectural planning and design should take full advantage of energy efficiency (i.e. natural heating and/or cooling, sun and wind exposure, solar energy properties, etc.)
- Solar-power ready houses are encouraged.

6.0 APPROVAL PROCEDURE

Builders are required to submit House Plans to the Design Review Consultant to review and approve. The Design Review Consultant reserves the right to make exceptions to these Guidelines where it is considered appropriate.

Builders may provide details for alternative designs that match the intent of the Controls. Melcor encourages builders to submit alternative material suggestions and design ideas in advance of formal approval submissions.

If desired, Melcor can provide preliminary comments on the plans before the formal submission.

Applications are required to include the following documents:

Option A (PDF submittal):

1. One (1) copy of the Architectural Design Review Application Form.
 - Manufacturer and color finish of all exterior materials shall be listed on the application form.
2. One (1) Architectural Design Guidelines Checklist
3. One (1) copy of House Plans delineating:
 - Exterior Building Elevations - Views of all typical building surfaces must show architectural detailing, materials, colors, finishes, correct number of risers and any other visible features.
 - Elevations shall indicate proposed grade lines and be at a working scale.
 - Building Floor Plans - All floor plans shall show room, window and door locations.
4. Site plan must show all setbacks (front, rear, side), driveway, sidewalk and apron in boulevard.

6.1 CONTACTS

Developer:

Melcor Developments

502, 4901- 48 Street
Red Deer, AB. T4N 6M4

Tel: (403) 343-0817

Design Review Consultant:

Stantec Architecture Ltd.

1100-4900 50 Street
Red Deer, AB. T4N 1X7

(403) 341-3320 (Tania.vasquez@stantec.com)

7.0 CONSTRUCTION REGULATIONS

7.1 SITE INSPECTION BEFORE CONSTRUCTION

Before construction, every Builder must inspect the condition of the local infrastructure installed by the Developer (including water valves, standpipes, curbs, sidewalks, roads, street lights, fencing, etc.) in order to determine if any damage has occurred. Melcor must be notified in writing of any damage immediately, otherwise, the costs of the repair of damages will be the responsibility of the Builder/owner.

7.2 MATERIAL & EQUIPMENT STORAGE

- Builders will be allowed to store their materials and equipment on site during construction, but may not store on adjacent or any other lot.
- All material must be stored in an organized manner and must be covered to ensure site cleanliness.
- Builders must ensure that they do not trespass or disturb any other properties.
- Concrete trucks may only clean chutes on the lot they are delivering to.

7.3 USE OF SITE

- Construction debris and waste must be contained on site each day and removed regularly.
- Debris may not be burned, dumped, or buried anywhere on site at any time.
- The Builder shall be responsible for controlling dust and noise in the construction site.
- If any damage is done to other properties, open space, roads, driveways etc., it must be repaired and restored immediately at the expense of the person causing the damage.
- Upon completion of construction, each Builder shall clean the construction site and repair any damaged property including, but not limited to, restoring grades, driveways, pathways, culverts, signs, lighting, landscaping, fencing, and other improvements or utilities. Builders are required to protect the stand pipe (CC) from damage through the entire construction process. The stand pipe must be flush with the ground and visible after landscaping is complete. It will be the Builders responsibility to expose the stand pipe if it is covered by the home owner after occupancy.
- The Builder shall take all necessary measures to prevent tracking of sediment and mud onto the public right-of-way. The builder is required to clean any sediment and mud on the right-of-way in front of their lot regularly.

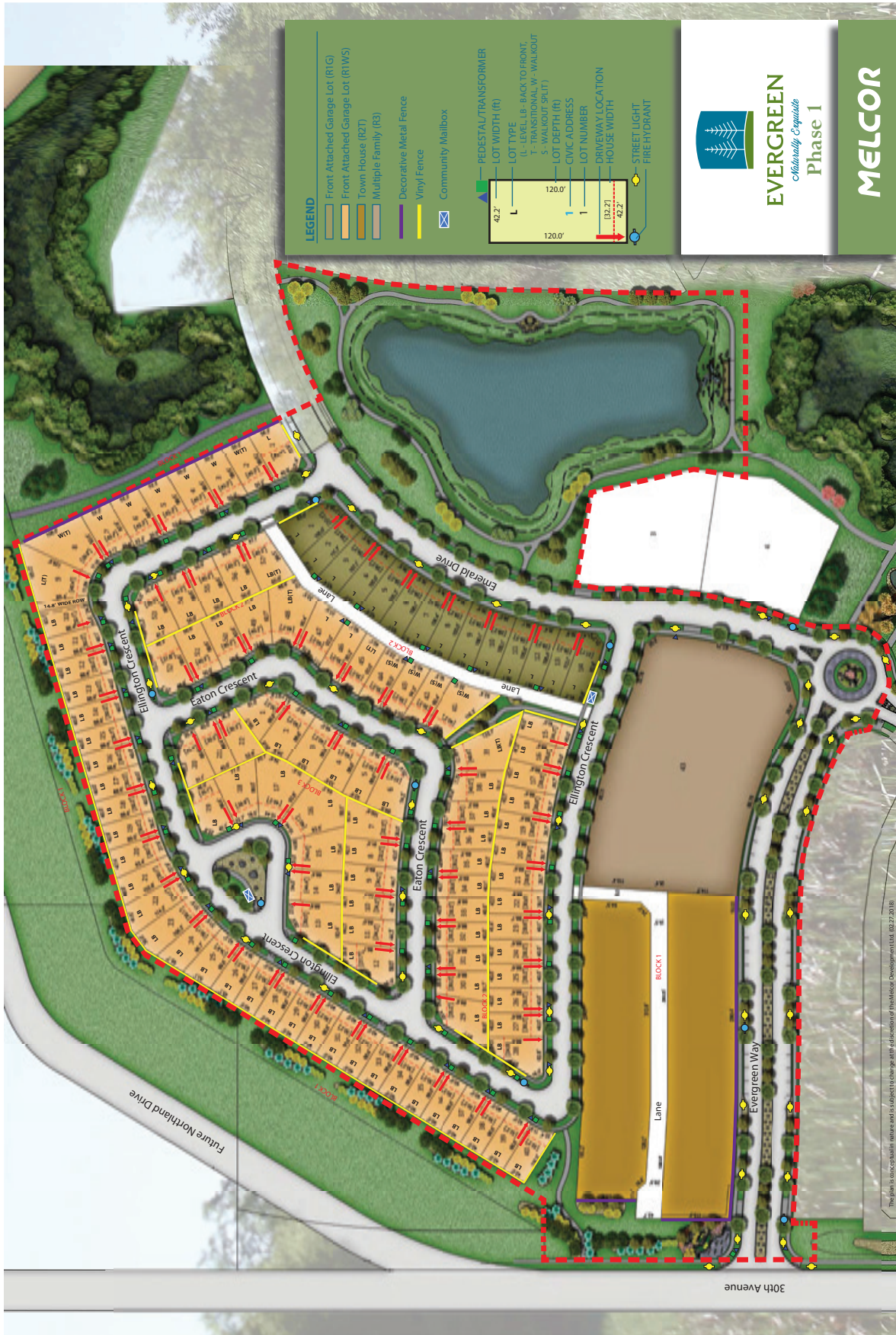
7.4 VEHICLES AND PARKING

- Utility trailers, etc. may be parked on site only during the time of construction. These are parked at risk of the Builders.
- Vehicles shall be parked so as not to damage any landscaped and/or constructed areas.

7.5 OTHER

- Erosion control is the responsibility of the Builder during construction.
- Builders are to ensure that sites are only accessed via provided entries.

APPENDIX A - PHASE 1 PLAN



APPENDIX C - ARCHITECTURAL CONTROLS CHECKLIST SAMPLE

The Evergreen Architectural Controls Checklist will be provided with the House Plan Application.

THE CHECKLIST MUST BE COMPLETED & SUBMITTED WITH APPROVAL APPLICATION.

The architectural style is open in Evergreen. However, it is encouraged to be deliberate in the design of your choosing to promote authentic and thoughtful architecture.

Please state the intended style(s) inspiring the home design in order to assist the Design Review Consultant during review.

Intended Style: _____

SITE PLAN

If pie lot, the home is plotted in a radiating pattern.

Setback is consistent with Approved Setback Plan.

Garage location is consistent with Approved Garage Plan.

Side yards are less than 6 feet.

Drainage and grading design has been contemplated with home design. (ie. Back-to-front, Split, Walkout).

Driveway width is less than or equal to the garage width and doesn't conflict with any boulevard trees.

Lot service (water, sanitary, storm, gas, and power) locations have been confirmed and incorporated in design.

Water standpipe is flagged and if necessary incorporated in driveway design. Ensure standpipe is operable prior to pouring driveway.

ARCHITECTURAL DESIGN STYLE & COLOURS

The house elevation differs significantly from neighbouring homes?

The colors differ significantly from neighbouring homes?

Is your lot a High Exposure lot as identified on the Neighbourhood Phase Plan

If yes: Do your high exposure elevations (rear or side) have similar detailing to the front elevation?

Have you incorporated naturally inspired materials & elements in the exterior design?

Do your drawings reflect actual elevations? (front door, garage door, stone, etc.).

Railings, columns, skirting, steps & risers on front porches and/or high exposure rear decks are of a material other than pressure treated wood?

Are there more than 5 risers on front step?

If yes: Review grading plan for opportunity to minimise risers.

Corner lot required to have primary elevation and entrance on the side.

Garage projection exceeds 14 feet from front entry.

If yes: Additional detailing along the garage wall is incorporated.

Does the House Plan have development over the garage?

Wall materials: Min 3 materials required.

Min 2/3rds other than horizontal vinyl siding. Sec. 4.1

Masonry is grounded and returned min 600mm.

Parging does not exceed 700mm.

Trim is contrasting colour to primary wall colour.

Entry door and garage door style complements intended style of home and are shown on drawings.

Garage door does not exceed 2.75m in height or 6.1m in width.

CONSTRUCTION REGULATIONS

Physical inspection of lot completed? Notify Melcor of deficiencies in sidewalks, curb, boulevards, trees, standpipe, developer installed fence, utility pedestals, etc.

Concrete suppliers will be advised to clean out on your site.

Sidewalk protection measures will be taken, any construction damage is builder responsibility.

APPENDIX D - NATURAL ELEMENTS CLARIFICATION

The intent of this appendix is to provide further direction and clarity to the below references in the Guidelines to natural elements that are required on all homes in Evergreen.

3.2 Architectural Design Elements

- Natural elements are foundational in the design of the amenities in Evergreen. It is the intent of these Guidelines to require those natural (or naturally inspired) elements to be incorporated into the architecture of the houses. See Section 4.1 Wall Materials for further details.

4.1 Wall Materials

- Natural wood elements (or naturally inspired wood materials) must be incorporated on all homes in Evergreen. (ie. Cedar, Longboard, Sagiper, Lux Panels, WPC Cladding (wood look) and timber elements).

The intent of the natural wood element is to tie the architecture and natural theme of the neighbourhood together with the natural surroundings in Evergreen, adding character to the homes and the streetscape.

The natural element needs to be a prominent, bold feature on the front elevation. We are looking for designers, builders, and homeowners to be creative in incorporating this natural element into the front elevation and high visibility lots. As such, we are open to a variety of different approaches to integrating the natural element into the design. An acceptable natural wood element is a material that is real wood or alternatively simulated wood in a naturally occurring colour (ie. brown tones, weathered grey tones). Coloured rendering may be required if natural element is not clearly indicated on Elevations.

The natural element can take many forms such as:

- Accented wall material with wood grain and colour (ie. Sagiper, Longboard, LuxPanel, Hardie Panel, or similar materials.) Please note that standard vinyl siding in the faux wood colours is not an acceptable material.
- Timber elements (decorative trusses, timber posts or beams, window pergolas, etc.)
- Wood front entry door and overhead door (real or simulated wood). Note both are required to be part of natural element design.
- Wood soffits and fascia (real or simulated wood). Note soffit and fascia alone may require additional elements on the elevation to meet the standard.
- Wood grain trim (real or simulated wood) used throughout front elevation and high visibility lots.

A number of photo examples are provided here to assist in direction and provide inspiration in your designs.

NATURAL ELEMENTS INSPIRATIONAL AND EXAMPLES









EVERGREEN

Naturally Exquisite