PINE CREEK

ARCHITECTURAL DESIGN GUIDELINES

Updated August 2020

PINE CREEK

Landmarked by the iconic Southern Alberta Foothills you'll find Pine Creek. South Calgary's new master planned community. Where early morning runs are partnered with leisurely evening strolls and moments to connect with those that matter most. With historical charm and timeless design, Pine Creek is poised to become Calgary's newest alluring address.

This document outlines the opportunities and limitations associated with this development, and provides a set of guidelines, which at the initial design/construction phase of the homes will direct homebuyers, designers and builders toward an aesthetically pleasing development with complementary building forms throughout.

Anthem may, from time to time in its sole discretion acting reasonably or as required by any governmental authority, change, vary or modify these Design Guidelines.

210 Ave SE
Future
Multi-Family
2.84AC
Storm Pond
Sheriff King St
Future
Multi-Family
3.26AC
Wetland

ARCHITECTURAL STYLES

The guidelines both encourage and enforce diversity by giving the option to choose from a variety of architectural styles. This will ensure eclectic exterior facades, contrary colours and contrasting exterior finishes as part of each streetscape. Examples of other architectural styles may be considered with all plans being reviewed on a house by house basis and approved at the sole discretion of Anthem.

CRAFTSMAN

Craftsman homes originally were designed primarily as bungalow style homes that evolved into larger building designed with more details that embraced wood tones, earthy colours and material that integrated with the natural surroundings.

Identifying Features:

- Low sloped open gable rooflines
- Multiple gable rooflines
- Repetitious window patterns
- Simple bracket and beam details
- Tapered columns

ARTS & CRAFTS

The Arts & Crafts style used cold forms and strong colours that were based on medieval designs. The style was simple in form, without excessive decoration and expressed the quality of the materials used that resulted in a rustic effect.

Identifying Features:

- Steep pitch roofs
- Predominately gable rooflines
- Multiple types of gable treatment
- Masonry

PRAIRIE

Prairie style homes are an architectural style that was developed by a creative group of architects led by Frank Lloyd Wright and known as the "Prairie School". Prairie style homes have strong lineal lines with low angled roof pitches.

Identifying Features:

- Low, sloped hip rooflines
- Simple trim
- Large windows in a symmetrical pattern
- Smooth masonry finish
- Horizontal elements
- Contrasting wall materials

MODERN FARMHOUSE

Modern farmhouse architecture is not simply defined by the way the old farmhouses were, but they do seek to capture that homey, family-centred and folksy aesthetic.

We will not be allowing metal roofing.

Identifying Features:

- Side gable, cross gables, and gables atop a hip roof
- Large covered porch at the front of the house
- Gable ends, soffits and porch columns can be simple or highly detailed
- Often have clapboard siding

SITE PLANNING

MINIMUM HOME SIZES (Square Feet)

	Bungalow	Two Storey
R-G (front attached garage)	1,250	1,500
R-G (with rear detached garage)	1,000	1,200
R-GM Duplex	1,000	1,300

R-GM Townhouses are reviewed on an individual basis

SETBACKS, SIDEYARDS AND REAR YARDS

In addition to the minimum setbacks for all yards established by the City of Calgary zoning by-laws, the following guidelines apply. All setbacks are from foundation and exclude stairs, cantilevers, landings and decks unless otherwise noted:

FRONT YARD

Preferred setback, 5m from front property line to the front of the house. Minimum of 6m from back of sidewalk or curb whichever is closer.

REAR YARD

All lots will have a minimum of 7.5m setback from rear property line to foundation with a minimum of 6m setback from rear property line to the edge of deck.

SIDE YARDS

R-G Lots and R-GM lots - Minimum of 1.2m on both sides and a minimum of 3m from side property line on all corner lots unless a larger setback is required for utility right of ways. The total of both side yards must not exceed 4m for interior lots and 6m for corner lots.

R-G Zero Lot Line side yards - Minimum of 1.5m from the property line on the side of the Mutual Access Easement depicted on the marketing map.

LANDSCAPING

The landscaping on each lot shall be complete within the first growing season of the homeowner taking possession of the home. During this time the lot is required to be free of weeds and debris. Landscaping must be visually pleasing and meet the City of Calgary Land Use Bylaw.

LOT GRADING

Refer to municipal bylaw process and requirements.

RETAINING WALLS

All retaining walls must meet the requirements set out in the City of Calgary Land Use Bylaw and are to be constructed out of the following materials:

- Landscaping block (Alan block)
- Poured concrete with parging
- Pressure treated wood
- Natural stone

BUILDING MASSING

All homes with a front attached garage must incorporate living spaces above the garage. The offset between the face of the garage and the face of the second storey shall not exceed ten feet. All designs with minimal or no offset between the two storeys, some form of relief must be incorporated into the design.

HOUSE ELEVATION REPETITION

Similar houses will be restricted to every fourth house (three houses in between duplicate house elevations) and three houses across the street. The Architectural Manager will consider all elements of the design when reviewing plans. This may mean, two homes side by side with different architectural styles, may require additional changes in massing, window combinations, rooflines etc. to be acceptable.

In addition, the Architectural Manager reserves the right to limit the number of house styles within a streetscape. A maximum of four same style homes will be allowed in a row. The builder should contact the Architectural Manager to ensure the desired house style is still available for the lot in question.

HOUSE COLOURS REPETITION

House siding, stucco, stone, brick or trim colours shall not be duplicated within three lots on the same side of the street (two houses in between duplicate house colours). As there will be a more limited range of colour options available to the last few houses, the Architectural Manager may limit the amount of accent colours on each individual home.

The Architectural Manager reserves the right to approve materials and colours on an individual lot basis. Colours cannot be reserved prior to a complete architectural submission. Once submitted each lot is processed on a first come, first served basis.

FRONT ENTRY

Front entries of R-G houses are required to be a minimum of 6' wide from foundation to the garage wall. Front entries that are hidden from the street will require a window with detailing on the wall facing the street. White front entry doors will not be permitted. Front steps must be pre-cast concrete.

GARAGES AND GARAGE DOORS

All front drive garages are to be a minimum of 20' wide, with a carriage style garage door width of 16'. A narrower garage may be considered if a narrower door is installed, in all cases the distance from the side of the door to edge of foundation must be a minimum of 12" on each side.

Side drive garages may be permitted on corner lots they will also be permitted on interior lots with the pre-approval from the Architectural Manager. On all side drive garages; detailing the street side face will be required. If two single doors are used on a double size garage, the minimum space between the doors is 18". On a triple car garage the single car portion of the garage needs to be setback a minimum of 2' from the face of the double portion. A maximum distance between the top of the garage door to the garage roof soffit line is 18", without extra detailing being required. All overhead garage doors are to be 7' or 8' high.

The side wall of all garages leading to the main entry, that are longer than 15' from the front of the garage to the face of the home or front deck will require additional treatment. (I.e. Window, masonry, battens, etc.)

R-2 homes with front garages will require a 2' jog separating the units.

To improve the visual impact that front drive garages have on the streetscape, detailing between the top of garage door to underline of soffit (Battens, shakes, arches, brackets, decorative blocks etc.) is required.

LANEWAY PARKING ACCESS

All builders are to provide a minimum 20' x 20' gravel parking pad as a minimum in the rear of the lots that do not have front drive garages. This is to be completed at the time of final lot grading, subject to seasonal consideration.

Detached garages are to be constructed with consideration of these Architectural Guidelines and are to compliment the colour and detailing of the existing home.

Garage doors are to be painted to match the siding colour or an acceptable complementary colour (white garage doors are not allowed).

Please note that lanes may not be graded to their final design grades. When constructing parking pads, garage slabs and final grading of the lot, builders are to set the grades according to the approved Building Grade Plan and not to existing site conditions.

DRIVEWAYS AND FRONT SIDEWALKS

All front driveways and walkways are to be either broom finished concrete, exposed aggregate, broom finished concrete with paver or coloured concrete border. A double application of one of the concrete treatments listed above is also acceptable. A deep tool joint approximately 1m from the edge of the walk, curbs or gutter is also a requirement for maintenance purposes. Driveways are to be between 4% and 10% slope and must match the garage in width. For walkways on R-1S lots in which the garage is located in the rear, the front walkway must be poured concrete.

*All garages are to be located as indicated on the Surface Information Plan.

DECKS

All decks higher than 3' above finished grade the supporting columns are to be a minimum of 12"x12" and complete with capping detail top and bottom. **All decks that back onto a green space are required to be completed at the time of construction completion,** landscaped patios are an acceptable alternative, however must be detailed on the submitted site plan and are subject to the same completion requirements as deck construction noted above.

DECK RAILS

The rail and spindles of rear decks must be wood, vinyl, wrought iron, aluminium or glass panels. However, all homes backing onto greenspace will require deck rails with glass panels as a minimum.

CORNER LOTS AND HIGH VISIBILITY SIDE ELEVATIONS

The side elevation must be detailed to convey the selected theme. They are to be treated equally to the front elevation including box-outs, gable treatments, windows, brick or stone. Cottage or Dutch gable roofs with smaller gable ends to add relief to long fascia lines may be required. Extra windows c/w muntin bars will be required compared to a home on an interior lot. Additional area specific requirements may apply and implemented on a phases by phases bases.

REAR ELEVATIONS

All homes backing onto or adjacent to open spaces, linear pathways, roadways and the Sirocco Golf Couse will require trim and gable detailing on the exposed side of the home. Additional area specific requirements may apply and implemented on a phases by phases basis. The visual impact of the mass should be reduced by the use of recessed upper stories, cantilevers, secondary rooflines, etc.

FENCING

For all homeowner constructed fence types; Anthem strongly suggests a wood screen fence to be constructed. Wood fences may be cedar or stained/painted spruce or pine. Colour to either stained natural or painted to best match the colour as per the developer constructed fence. Lattice on top is an acceptable alternative. Maximum height for side property line fencing is 6'; however please review all City of Calgary

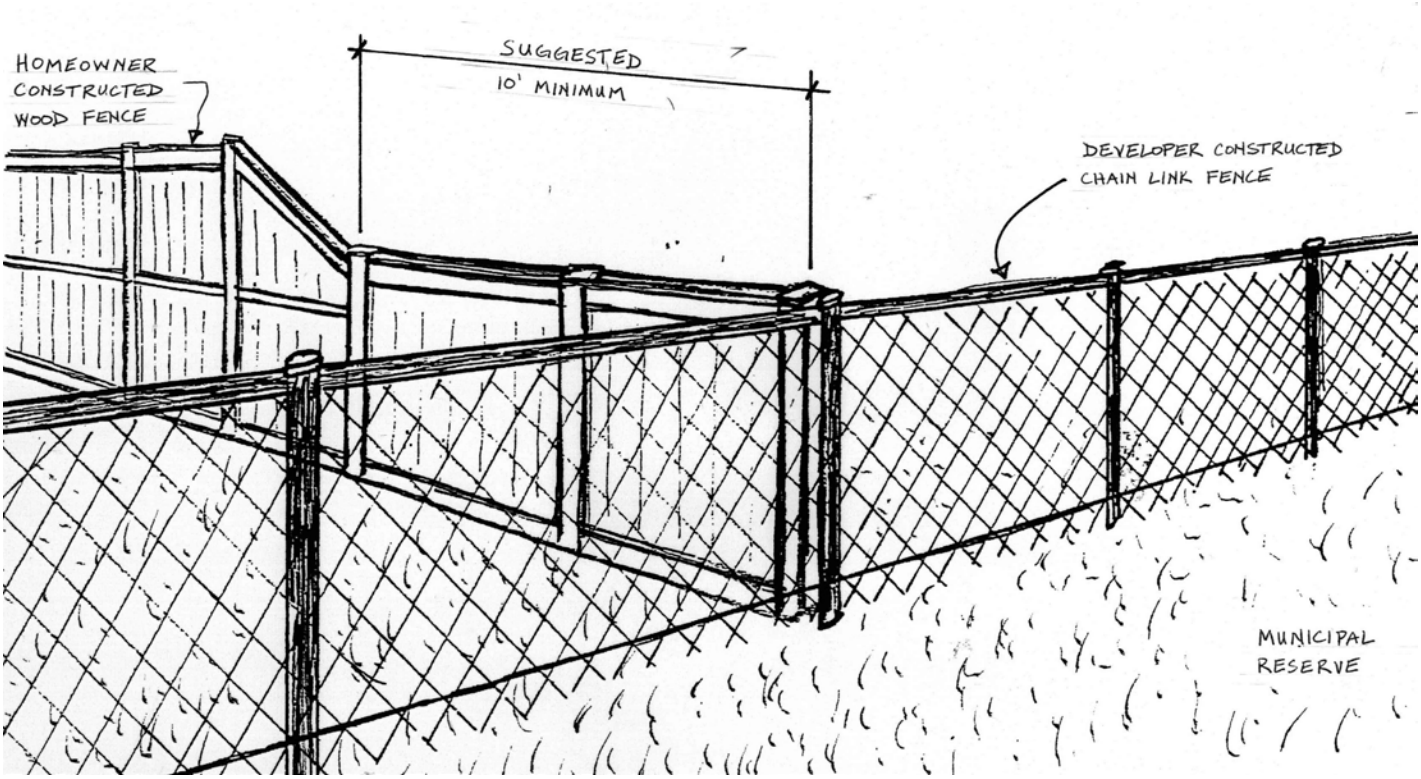
by-laws to ensure compliance with all municipal regulations.

All homes backing onto the golf course or the "greenspace" will only be allowed to construct black chain-link fence.

Anthem strongly encourages all shared property line fencing be agreed upon by all parties involved prior to construction. Anthem will not mediate any fencing disputes that may arise between homeowners.

The builder and owner of the lot/home should review the title of the lot for any encumbrances on the lot regarding fencing.

All developer installed fencing is installed within the private property. This is especially important to consider on side yards containing such fences, when the building is situated with minimal setback from the property line. Depending on the type and size of fence, this could result in narrower distance between the house and fence than originally anticipated. Ownership and maintenance of this fence becomes the responsibility of the resident.



In all cases where a homeowner constructed fence abuts to a developer constructed fence, the homeowner constructed fence height is encouraged to match that of the developer fence within 10'. For example, if the lot backs onto a green space where the developer has installed a 4' high black chain link fence, then the side yard fence height is suggested match the developer constructed rear property line fence within 10' of the rear fence. This may require a step up/down or angle depending on the heights. (See detailed drawing).

Also, absolutely no fences may be constructed on either side of a developer constructed fence.

FASCIA, SOFFIT, EAVE AND GUTTER

Prefinished soffit and fascia material will be allowed. Fascia is to be a minimum of 6" in width.

CHIMNEYS, METAL FLUES, ROOF VENTS

Flues are to be boxed in with a capping detail. The flue can extend a maximum of 18" beyond the boxed chase detail. Pre-finished metal flues and roof vents that blend with the roof colour should be used. Valley flashing must match the roof colour.

MASONRY

The Masonry must start flush with the level of the driveway. Colours and profiles will be approved on an individual basis with the emphasis towards traditional home details in both application style and colour choice of the masonry product. Masonry must return a minimum of 2' at all corners. Additional masonry may be required for some house designs if it is deemed necessary at the sole discretion of the Architectural Manager. Additional area specific requirements may apply and implemented on a phases by phases bases.

BRICK

The brick design on the home must incorporate soldier coursing, row lock-coursing, keystones etc. Two-tone brick or a mix of masonry products will be reviewed on a case by case basis.

STONE

Stone will be limited to ledgestone, cobblestone, limestone, fieldstone and castle-stone profiles. River Rock will only be acceptable on appropriate house styles, as discussed in this guide.

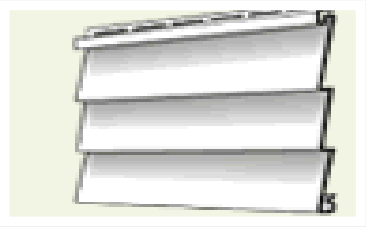
ROOFING

Allowable roofing materials in this community will be limited to Asphalt Shingles. And roof colours are limited to darker colours in shades of grey, black, and brown

VINYL SIDING

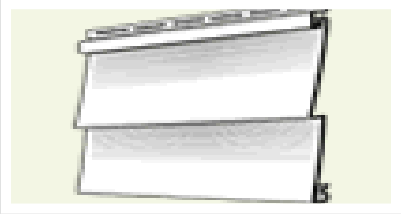
“Lap Profile” will only be acceptable. There should be no lap joints for vinyl siding on the front or rear of the homes, wherever possible.

3” Lap



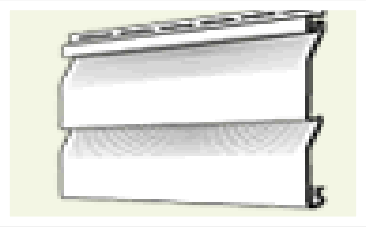
Acceptable

4.5” Lap



Acceptable

Dutch Lap



“Not” Acceptable

Every rear detached garage home in Pine Creek must have dark premium siding as a minimum siding requirement along with one of the following two options. Examples of acceptable siding colours are listed below.

Option #1 - 3/4Width Porch (c/w Architectural Detailing)

A minimum of a ¾ porch on the front elevation complete with architectural detailing in addition to the porch, the face of the riser of the front stairs are to be painted a colour that matches or complement the colours used on the house.

Option #2 - Masonry/ Alternate Material Requirement

A minimum of 50 square feet of masonry applied to the front elevation in a way that complements the Architectural style of the house. Option #2 does not require a porch.

Royal's "Colorscapes"	Mitten's "Sentry Act"	Vytec's "Expressions"
Wedgewood	Rockaway Grey	Redwood
Granite	Grenadier Green	Harbour
Natural Cedar	Coffee Bean	Forest
Midnight Surf	Richmond Red	Shoreline
Shamrock	Khaki Brown	Smokestone
Heritage Blue	Annapolis Blue	
Rustic Red	Caribou Brown	
	Aviator Green	

Manufactures may not be limited to this list, however if an alternative is desired, it must be equivalent in colour and texture and approved by United's Architectural Coordinator prior to submitting the house application.

COLUMNS & PILLARS

All columns or pillars are to have detail cladding on them.

COLOURS

Colours can be utilized to add the interest and excitement desired in the community streetscapes. Colour schemes that include unusual or dramatic colours to highlight signature elements are encouraged.

The Builder/Owner is required to keep their lot clean and orderly during construction and dispose of all garbage, construction rubble and excess excavation material. Otherwise, Anthem will have this work completed and will back charge ALL builders equally. There will be no burning of garbage on site. Builders are required to provide bins within each property under construction.

SUBDIVISION HARDWARE

It is the responsibility of the Builder to establish the precise location of any subdivision hardware that may occur on the lots or in a significant proximity to them prior to construction. This includes electrical transformers, telephone pull boxes, fire hydrants, light standards, postal boxes, cable TV boxes, etc. This will ensure that there is no conflict with driveways or other design elements on the lots. The builder is responsible for all costs that may be associated to the relocation of such site furniture. The builder is responsible to contact the developer for general information pertaining to each lot (i.e. Items listed above, size of electrical service (100/200 amp), etc.)

LOAM

Anthem provides screened and/or raw loam to all the builders/owners in the subdivision as long as it is available. Anthem United is not responsible for the quality of the loam provided. It is the obligation of the BUILDER/OWNER to ensure that all their lots are properly graded and loamed. The addition of any loam must be consistent with the Lot Grading Bylaw.

RECREATIONAL EQUIPMENT

Commercial vehicles in excess of 1-ton capacity, trailers, and recreation equipment i.e. motor-homes, boats, etc. shall not be stored in the yard or driveway of any property. These units are encouraged to be stored off site.

OBJECTS PROHIBITED OR RESTRICTED

A motor vehicle, which is in a dilapidated condition, shall not be allowed to remain outside a building in a residential district. A commercial vehicle of a gross weight in excess of 4000 kilograms shall not be allowed to remain on a lot except while actively engaging in loading or unloading. A commercial motor vehicle or recreational vehicle shall not be allowed in a front yard for longer than 24 hours.

In addition to the review and approval requirements of the City of Calgary, Anthem has developed an additional design review process so that all buildings will conform to the planning objectives for the development and these design guidelines.

SECURITY DEPOSIT

The Lot Deposit as outlined in your Lot Purchase Agreement and the Architectural Damage Deposit ($10,000 Letter of Credit per phase for show home builders and $5,000 cheque per lot for all other builders) must be received by Anthem prior to the submission of any house plans for approval.

HOUSE PLAN APPLICATION PROCESS

The following outlines the requirements of Anthem for the completion of the house plan approval process and issuance of the grade slip. All builders must submit the application electronically for approval using the **Anthem Lot Sales System.** Access to the system will be restricted and only authorized builders and their personnel may use the system. All users will be provided training on how to use the system. The URL, passwords and user names will be issued by Anthem at the time of training. Please contact Anthem for more details.

The submission using the **Lot Sales System** shall include an electronic copy of construction ready house plans (elevations and sections are to be accurate). House plans are to be submitted as one file and the plot plan as a separate individual file in PDF format only. Working drawings must be complete and reflect the requirements of the Architectural Guidelines for the subdivision.

Electronic plot plans are to be drawn at metric scale, and are to include the following information:

- All corner lot grades
- Proposed landscape grades at all corners of the house and garage as well as the sides
- Proposed actual top of footing (ATF) and subfloor elevation(s)
- Drainage patterns of the lot
- Entrance locations of the home
- Driveway and/or parking pad location
- Right-of-ways (ROW) and easement locations
- Location of all surface furniture that exist or are planned (i.e. lamp standards, bus stops and electrical/cable etc. pedestals)

Building grade plans, legal plans, R.O.W. plans, and sidewalk plans can be obtained from the **Anthem Lot Sales System.** These plans should be used to assist the builder and homeowner in designing an attractive home compatible to the adjacent, existing or proposed environment.

All colours, materials and manufactures to be used during the construction of the house will be submitted using the electronic Application Form within the **Anthem Lot Sales System.** Please note that the **Anthem Lot Sales System** will not permit partial submissions.

The builder/homeowner is responsible for reviewing the approval granted before applying for a building permit and constructing the home. Notice of approval and the corresponding grade slip will be emailed to the appropriate builder representative.

The builder and/or homeowner shall be responsible for the adherence to and compliance with the building codes, land use bylaws, restrictive covenants, and any such other local, municipal, provincial or federal rules, regulations or guidelines affecting the development of this property. These guidelines do not supersede any of the building codes, land use bylaws, restrictive covenants, and any such other local, municipal, provincial or federal rules. Anthem is to be notified of any discrepancies in the approval.

Upon approval and grade slip release, the builder can then make submissions to the City of Calgary for a building permit. Any subsequent changes by the builder (to house plans, colours, siting, etc) previously approved, must be submitted to Anthem, any revisions will be subject to a $75/change fee chargeable to the builder. **All**

requests for changes must be submitted through the Lot Sales System.

Anthem United 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.

RELEASE OF SECURITY DEPOSIT

Upon being advised by the builder/owner, of completion of the home(s), a final inspection will be carried out by Anthem which will confirm compliance to the guidelines and the approval previously granted. Upon receipt of the final inspection form, the damage deposit refund will be calculated, or a list of deficiencies will be issued which the builder must complete prior to release of the damage deposit. Anthem, at the sole cost of the builder/owner, may request "as-built" grades to confirm the existing grades at the time of inspection. The builder will immediately rectify all deficiencies and request a second site inspection by Anthem. If additional inspections are required after the second visit, a fee of $150.00 per inspection will be deducted from the security deposit. The refund payment will be made in accordance with the provisions of the purchase agreement.

The following should be completed prior to requesting a refund of a damage deposit:

- All exterior house features completed and approved by Anthem
- Driveway complete
- Curb stop at grade and operational
- Lot is loamed to grade and free of weeds

Anthem

Growing Places

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