WEST HAWK

COCHRANE

ARCHITECTURAL GUIDELINES

JULY 2024

TABLE OF CONTENTS

1 INTRODUCTION AND BACKGROUND 5

1.1 GENERAL 6
1.1.1 Objective 6
1.1.2 Discretion 6
1.1.3 Land Use & Zoning Regulations 7
1.1.4 Inspections 7

2 ARCHITECTURAL DESIGN 7

2.1 PRODUCT TYPE 7
2.2 HOUSE DESIGN/PORTFOLIO 7
2.3 EXTERIOR DETAILING 7
2.4 COCHRANE BRICK – HISTORICAL RELEVANCE - RENEWED 8
2.5 ARCHITECTURAL STYLES 10

COCHRANE FARMHOUSE 10
WEST HAWK MODERN 11
COCHRANE PRAIRIE 12

3 SITE PLANNING 13

3.1 HOUSE PLACEMENT AND WIDTH 13
3.2 GARAGE LOCATIONS 13
3.3 SETBACKS 13
3.3.1 Front Setback 13
3.4 GRADING 14
3.5 DRIVEWAYS 14
3.6 RETAINING WALLS 15

4 GENERAL REQUIREMENTS 15

4.1 BUILDING FORM AND MASSING 15
4.1.1 3rd Storey Development 15
4.2 GARAGES 16
4.2.1 Front Drive Product 16
4.2.2 Rear Detached Garage 16
4.3 REPETITION 17
4.3.1 Exterior Design & Colors 17
4.4 PARGING 17
4.5 HIGH VISIBILITY LOTS 17
4.5.1 Corner Lots 18

4.5.2 High Exposure Rear and Walk-out Lots. 18
4.5.3 Medium Exposure 18
4.5.4 High Profile Lots (Main Collector and Ridge Lots) 19
4.5.5 Exterior Decks 20

5 DESIGN ELEMENTS 20

5.1 ROOF DESIGN AND PITCH 20
5.2 FRONT ENTRIES 21
5.2.1 Porches, Entries, and Risers 21
5.2.2 Front Door 21
5.3 RAILING 21
5.4 COLUMNS 22
5.5 WINDOWS 22
5.6 PROJECTIONS/CHIMNEYS 22
5.7 GARAGE DOORS 23

6 MATERIAL AND COLOUR 23

6.1 PRIMARY WALL MATERIALS 23
6.2 SECONDARY WALL MATERIALS 23
6.3 TRIMS, FASCIA, AND SOFFIT 24
6.4 MASONRY 24
6.5 COLOURS 25

7 ADDITIONAL REQUIREMENTS 25

7.1 LIGHTING 25
7.2 SHOWHOMES 25
7.3 ADDRESS SPECIFICATIONS 26
7.4 LANDSCAPING 26
7.5 FENCING 28
7.5.1 Requirements, Typical Lots 28
7.6 ACCESSORY BUILDINGS 28
7.7 SATELLITE DISHES & ANTENNAS 28
7.8 AIR CONDITIONING UNITS 28
7.9 CONSTRUCTION REGULATIONS 29
7.9.1 Signage 29
7.9.2 Excavation 29
7.9.3 Equipment and Material Storage 29

8 PROCESS OF APPROVAL/CONSTRUCTION 29

8.1 REVIEW 29
8.2 SITE CHECK 30
8.3 APPROVAL SERVICES 30
8.3.1 Portfolio Review 30
8.3.2 Pre-Approval 31
8.3.3 Final Approval 32
8.3.4 Final Approval (Without Preliminary) 32
8.4 REVISIONS 32
8.5 BUILDING PERMIT 32
8.6 SURVEYOR STAKEOUT 33
8.7 FINAL INSPECTION 33
8.7.1 Inspection Submission Requirements 33
8.8 RETURN OF DEPOSITS 33

APPENDICES

Appendix A – Fence Details 34
Appendix B – Visibility Map 36
Appendix C – Retaining Wall Specifications 37
Appendix D – Address Plaque Specifications 38

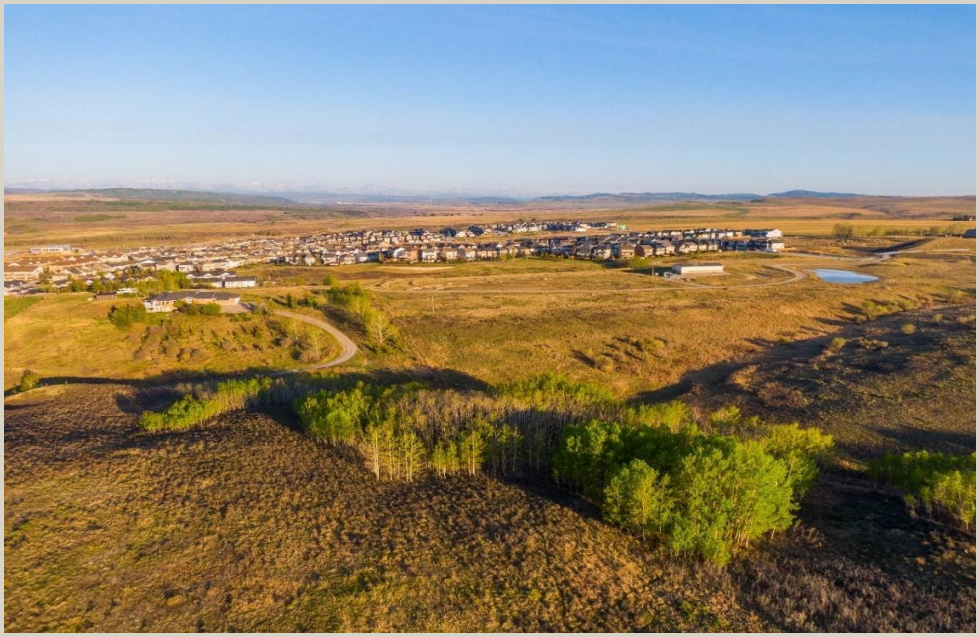
DIRECTORY

Developer: **JL COCHRANE WEST LIMITED PARTNERSHIP, By its general partner JL COCHRANE WEST GP LTD.** 14015 104 AVE NW Edmonton, AB T5N 0W7 Phone: (587) 338-9610 Email: info@jldevelopments.ca Contact: Jesse LaFrance	Architectural Consultant: **E2 + Associates** 700 2nd St SW (Floor 19) Calgary, Alberta T2P 2W2 Phone: (403) 256-5123 Email: support@e2.associates Contact: Stefan Bieber
Engineers: **Scheffer Andrews Ltd.** 5920 Macleod Trail SW, Calgary, AB T2H 0K2 Phone: (403) 244-9710 Contact: Nathan Ross	Landscape Architect: **L.A. West (Calgary) Inc.** 467 31 Ave NW, Calgary, AB T2M 2P5 Phone: (403) 233-0921 Contact: Launie Burrows
Surveyor: **Maidment Land Surveyors Ltd.** 141 Commercial Dr #10, Calgary, AB T3Z 2A7 Phone: (403) 286-0501	Geotechnical Consultant: **Almor Testing Services Ltd.** 7505 40 St SE, Calgary, AB T2C 2H5 Phone: (403) 236-8880

1 INTRODUCTION AND BACKGROUND

JL Cochrane West Limited Partnership, by its general partner JL Cochrane West GP Ltd. warmly invites you to discover West Hawk, a master-planned hillside community located at Cochrane's western gateway to the Rocky Mountains and a critical piece to the fast-growing development of the Heritage Hills ASP. West Hawk rises in elevation approximately 70 meters from the lower lands located along Highway 1A to the uplands resulting in spectacular views of the Rocky Mountains, the foothills, and the Town of Cochrane to the west, south and southeast. West Hawk has been designed around 27 acres of sloping Environmental Reserve – containing native habitat for wildlife, rest nodes, seating areas at important viewpoints and a series of walking trails and ravine crossings promoting the community's nature inspired living.

Guided by a desire to challenge the status quo and a commitment to offering an upscale residential experience, West Hawk will provide a diverse selection of residential housing – with three personalized takes on classic architectural themes designed to complement the town's heritage, while bringing a modern and desired look to Cochrane's residential architecture. The architectural styles chosen – Modern Prairie, Cochrane Farmhouse, and West Hawk Modern - will set the tone for a cohesive and appealing community streetscape with a color palette that will inspire the natural hillside. Styles should be timeless and integrate modern day design characteristics, while paying tribute to the Town of Cochrane's heritage. West Hawk will draw upon the individuality of its buyers to create a place where all types of homes and people exist happily, synergistically, and together shape the community vision.



Above: West Hawk, Views to the West.

1.1 GENERAL

The Architectural Guidelines are prepared to provide a design framework for builders and designers when planning their new home builds in West Hawk. The objectives are to promote a high level of architectural detail, ensure appropriate building form, encourage landscaping features that enhance the environment and certify awareness of community sustainability. The Architectural Guidelines have been written in a definitive manner with multiple examples to allow both creativity and market differentiation while respecting continuity in home designs throughout the community. Text, illustration, photos, and models are intended to provide guidance to those participating in the design and construction process; however, they are not always absolute or prescriptive, and they encourage design creativity and diversity within a range of architectural styles.

1.1.1 Objective

JL Cochrane, the Architectural Coordinator completes a review of all house plans to ensure compliance with Architectural Guidelines. An “Approved” stamp is provided by the Architectural Coordinator on the elevation drawings and site plan upon final approval. The builder must bring the approved stamped plans when submitting a building permit to the Town of Cochrane. Builders are to consult section 8.0 for more information about the process of approval and construction.

1.1.2 Discretion

JL Cochrane West Limited Partnership, by its general partner JL Cochrane West GP Ltd. and their designated consultants retain full discretion to approve or disapprove any or all elements of a proposed development or structure. It is strongly recommended that all purchasers or builders obtain pre-approval for any proposed development. All Purchasers/Builders are advised to review this document in its entirety prior to completing any work on the lands.

Formal standards for development will be those as established in Town of Cochrane Land Use Bylaw. Conformity with these requirements does not supersede the required approval of the Town of Cochrane.

The Vendor, the Architectural Consultant, their servants, agents, contractors, appointees, shall not be held responsible or liable for the accuracy, enforcement or compliance with these Landscape and Design Requirements to any Owner, Purchaser and/or Builder within the subdivision. It is not the purpose of this process to check for compliance with applicable governing statutes and requirements.

1.1.3 Land Use & Zoning Regulations

All homes in the community of West Hawk will be subject to the Town of Cochrane zoning requirements. All builders are to ensure familiarity with the appropriate requirements and stipulations.

1.1.4 Inspections

Each Builder/Purchaser Owner is responsible for inspecting the condition of curbs, sidewalks, streetlights, services, etc. on his lot and must submit written notice of any damages to the Developer within 7 days of purchasing the lot, otherwise cost for repairing any damages becomes the sole responsibility of the Purchaser.

2 ARCHITECTURAL DESIGN

2.1 PRODUCT TYPE

The very diverse single-family housing product proposed throughout West Hawk will include:

- Single Family - Front Attached Garage Homes.
- Semi-Detached.
- Row-Housing and Townhouses.

2.2 HOUSE DESIGN/PORTFOLIO

The West Hawk style is being created to recognize and establish West Hawk as a premier, progressive community. Builders are to ensure that each elevation in their portfolio addresses this style and must utilize portfolio reviews prior to submitting for approvals. Builders are required to develop exclusive elevations for West Hawk.

2.3 EXTERIOR DETAILING

To ensure the progressive character and richness of the streetscapes in West Hawk, modern features and detailing are highly encouraged to be incorporated into the exterior design of all chosen architectural styles. Some of these features will be:

- High-performance, sustainable materials (composite, metal, glass, concrete).
- Asymmetrical detailing, material application, glazing patterns.
- Large, expansive windows, unique configurations.
- Darker window frames.
- Variation in roof lines/styles on a single elevation.
- Timber details and wood finishes on architectural components – columns, soffits, garage doors, accent materials (vertical and horizontal application).
- Monochromatic/tonal color schemes – less contrast.
- Style-suited lighting on garages and entries.

- Recessed soffit lighting.
- Upgraded, modern garage doors in wood-stained finishes.

PLEASE NOTE: Many of the modern details will be appropriate for more than one architectural style.

2.4 COCHRANE BRICK – HISTORICAL RELEVANCE - RENEWED

The history of the brick yards in Cochrane, Alberta, is quite fascinating. The town was once home to several brick plants before the First World War, contributing to its unique architectural character[1]. One notable brickyard was the Collin's Brick Yard, which was a thriving local business and provided bricks for many of the town's buildings[2].

In 1909, the Davies family constructed a building using bricks from Collin's Brick Yard. This building, originally used as a hospital/nursing home and private residence, was moved to its current site in 2014 to become the Cochrane Historical Museum[2].

There is also mention of the Cochrane Brick Company, established in 1911 by J. Murphy and Mr. Loder, and later bought out by Charlie Burnham. This brickyard was located near the intersection of the present Highway 22 and 1A. However, after the war, new sources of brick were found closer to Calgary, leading to the decline of the brick business in Cochrane[3].

To this day, there are preserved brick structures in Cochrane, Alberta. The Cochrane Ranche site, which is part of Alberta's first large-scale ranch and later a brickyard, has archaeological remains and landscape features that are preserved as part of the historical heritage[4]. Additionally, Glenbow Ranch Provincial Park has a rich history that includes brick production, and some remnants from that era may still be visible in the park[5].

Shortly after the Glenbow Sandstone Quarry closed in 1912, a brick factory was established near the Glenbow store. Many former quarry workers were hired to make bricks. The Glenbow brick operation was strategically located between the quarry pit (source of clay) and the Bow River (water source), and quite close to the railway which provided effective transport of the finished bricks. However, the brick making operation did not last long and was abandoned just prior to WW1. Now, all that remains of this time is the clay quarry, some foundation blocks, and piles of unused bricks[5].

Ultimately, the stone and brick productions made Glenbow a very popular community. After both of these operations were shut down, residents left in search of new jobs. The buildings in the former townsite were either burned down or removed. By 1920, the store and post office closed and its wood frame beside a few piles of bricks is all that remains. A once-vibrant community had turned into a ghost town[5].

Brick will play an integral role in the architecture in West Hawk and will be required on all Row House projects, parcel sites as well as the majority of the Semi-Detached and Single-Family homes. See the lot codes for specifics.

1 cochrane.ca
2 cochranetourism.ca
3 chapscochrane.com
4 hermis.alberta.ca
5 grpf.ca

2.5 ARCHITECTURAL STYLES

COCHRANE FARMHOUSE

The Modern Farmhouse style evolved from the massing and form derived from the country living style that was born out of necessity on the prairies and has been updated with clean, modern features and design elements found when visiting the Town of Cochrane. Varied materials and textures combined with neutral, monochromatic color palettes are common with the modern interpretation of this style.

FORM AND MASSING

- Multiple gables, exposed rafters.
- Simple stacked massing, two-storey forms.
- Steep pitch gable rooflines (min 8:12) with dormers and/or low-pitched shed rooflines.
- Short to medium overhangs.
- Large porches and grounded verandah spaces, flat roof accents are encouraged.

MATERIALS AND COLORS

- Clad in siding with stone applied to whole masses or as a base.
- Masonry accents will be applied to provide overall grounding of the home. Acceptable stone profiles will be: brick or stone profiles with ashlar, structured courses.
- All board and batten material must be monochromatic (or tonal).
- Natural wood finishes, stained wood finishes, and wood grain metal tone.
- Premium secondary materials may include composite board and batten, composite or metal wood tone materials, or composite panels. Vertical applications are preferred.
- Preferred use of feature material would include garage door finish, timber details (bracket, louvre) common on Farmhouse, columns, and accent applications.

DETAILS

- Shed roofs with metal roofing and brackets.
- Decorative gable vents.
- Battens and trims will have a simple, straight profile.
- Large expanses of glazing in uniform, repetitive windows patterns. Modern window configurations are an alternative to traditional proportions.
- Black window frames are required with predominantly white or light colour schemes.
- Verandah spaces with simple 10”x10” columns and straight picket, glass or no railing.
- Natural timber and wood features such as beams, trellis’, posts and brackets.
- Smooth slab or modern paneled garage doors – wood finishes are encouraged.

WEST HAWK MODERN

West Hawk Modern will pull from the West Coast modern style. This style, designed for hilly terrains, makes use of natural materials such as stone and wood with expansive ordered window formations. The post and beam being a major tenant of the style leads to unique massing with cantilevered floors and floating platforms for a truly unique modern look. Much of its defining characteristics are achieved with sharp exterior palettes with modern building materials used to accent and highlight features on the exterior form and large windows to bring in natural light.

FORM AND MASSING

- Massing reflects an articulated facade variations in plane. Irregular facades are common.
- Unique roof forms - a mix of flat roof and single-sloped roof lines in creative applications. (max. 4/12 roof pitch, with 24" or wider overhangs).
- Extensive use of natural light and large openings.
- Distinct vertical massing and projections are incorporated into the design to provide articulation and a visual break on the main wall faces.

MATERIALS AND COLORS

- Siding or acrylic stucco is layered with flat panel details, siding, simulated wood grain siding, at visible elevations.
- Acceptable masonry profiles will be: brick.
- Colors feature mid-to-dark, warm earth tones with colors and materials applied to whole masses – with warm, wood-tone accents.
- Premium secondary materials may include board and batten, metal wood tone materials, or panels. All materials must be composite, smooth finishes are best suited to the style.
- Preferred use of feature material would include projections (large masses), accent siding, fascia (on prominent single-sloped roof lines) and soffit.

DETAILS

- Linear, modern simplicity in projections and overall design.
- Large expanses of glazing, modern configurations, clerestory windows.
- Window frames must be darker, white windows are not permitted.
- Trims are not required, provided the proportions of the windows are well-suited to the style.

- Front porches are integral and shall be covered by a roof at the main level - no 2-Storey front entrances will be permitted.
- Thickened fascia (min. 8”), often stepped to broader dimensions.
- Modern style entry and garage doors.
- Steel or metal features such as beams, trellis’, posts and brackets.

COCHRANE PRAIRIE

Prairie style houses integrate traditional horizontal lines and low slope hip roofs with large expanses of glass and clean modern detailing. Modern takes on this classic style incorporate new materiality, asymmetrical applications of material and detailing, and large expansive glazing in a wide variety of configurations.

FORM AND MASSING

- Understated massing with horizontal emphasis in form.
- Profile is low and grounded – with recessed upper floors and variations in wall plane.
- Low-pitched hipped rooflines (Min. 4/12) with wide eave overhangs (Min. 24” when permitted).
- Flat-roof accents are encouraged in contemporary approaches.
- Recessed and covered entries – defined by large, structural columns.

MATERIALS AND COLORS

- Clad in siding/stucco in horizontal application.
- Premium secondary materials include – style-suited brick/masonry, panels, accented stucco or composite siding, and metal/wood grain siding accents.
- Materials applied in a variety of configurations (asymmetrical is encouraged).
- Dark earth tones preferred. Monochromatic/tonal color schemes are acceptable.
- Acceptable masonry profiles will be: Brick and structured/ashlar stone profiles.
- Premium secondary materials may include composite panels, metal wood tone materials, or corrugated steel. All materials must be composite, smooth finishes are best suited to the style.
- Preferred use of feature material would include horizontal banding on upper floor, as an accent material, recessed entries, timber details (brackets and blocks) common on Prairie design, and garage door.

DETAILS

- Simple trims, horizontal battens or brick molds.
- Large heavy columns – accented with stone, brick, or other suitable material.
- Large heavy angular braces.
- Repetitive window patterns (classic)
- Expansive glazing with unusual exterior grill patterns and configurations (contemporary).
- Flat panel garage doors with symmetrical or asymmetrical glazing.
- Metal and concrete finishes (railing, entry, and risers).

3 SITE PLANNING

The siting of buildings is critical to the design success not only of individual homes, but to the neighborhood. Side yard setbacks and staggering of houses on adjacent lots can provide for privacy, separation, improved landscaping features, and a welcoming streetscape. Builders are to choose home designs that are suited to all the attributes of the lot – as relative massing, siting and style will be of utmost importance in assuring each home compliments its neighbor and the subdivision.

3.1 HOUSE PLACEMENT AND WIDTH

Builders are to review all available information and ensure the proposed house considers the lot size, lot location, site grading and view potential. Additional considerations in house placement are:

- Houses are expected to fill the lot width appropriately (within 2'-0" of the building pocket).
- To provide interesting and appropriate elevations in exposed locations.

PLEASE NOTE: Minimum house widths will be specified in the *Lot Codes and Special Requirements* document which will be provided at the release of the lots.

3.2 GARAGE LOCATIONS

Garage locations will vary as per the marketing plan and lot size. Garage options will include:

- Double front drive.

3.3 SETBACKS

3.3.1 Front Setback

The developer's architectural consultant will monitor front setbacks at the preliminary review stage and adjust them at their discretion to achieve the site planning principles of West Hawk.

Additional considerations may include:

- To create more interesting streetscapes, variety will be provided and required in the front setbacks along the street. Exceptions may be granted due to lot constraints.
- Pie-lots will be sited with additional considerations – building relationships are integral – to ensure that adequate space is maintained for the front entries and landscaping components.
- Corner lots, as well as homes with greater massing will require increased setbacks to reduce their dominance on the street.
- Side and rear yard setbacks will conform to bylaw requirements.

PLEASE NOTE: All homes will be sited at the preliminary approval and an appropriate setback for the lot and house type/massing will be determined (with the above in mind) and provided to the builder.

3.4 GRADING

Builders are to familiarize themselves with the engineering grade plan and ensure that drainage patterns are to be established on all lots that channel surface water away from the house on all sides and into adjacent drainage swales, storm water system and be aware of any lots that require roof leader connectors to storm mains.

- Lot grading must be in strict conformance with the approved grading plans.
- Variations should be absorbed within the building mass to minimize steep slopes and contrast between lots.
- All plot plans and stakeouts must be done by the designated surveyor.
- Downspouts are to be positioned to direct water away from the house.
- Attempts to artificially elevate the finished grade of a lot to raise the main floor level of a dwelling or any extensive re-grading to create a flat site on the existing topography, will not be allowed.
- A maximum of 5 risers, with and additional maximum of 2 risers in the walk (for a total of 7) will be allowable in West Hawk (at the discretion of the Architectural Coordinator).

3.5 DRIVEWAYS

Driveways must meet all Town of Cochrane requirements, particularly with regards to width, and planned with opportunities for landscaping features and greenery. Considerations in meeting these aims will be:

- Driveways are not to exceed the width of the garage on any lot.
- Minimum broom finish. Exposed aggregate and stamped concrete are encouraged.
- Slope is not to exceed 10% and must be a minimum of 2%.

3.6 RETAINING WALLS

Builders are to choose houses that suit the lot grading and avoid unnecessary use of retaining walls. Any retaining walls should be designed with the following in mind:

- Coordination and uniformity in the material and finish of the retaining walls will be required. Acceptable materials for retaining walls in West Hawk will be:
  - Natural elements such as wood, wood products (brown pressure treated timber ties). Builders will be required to integrate planters wherever suitable.
  - Native rock (sandstone).
- Private retaining walls must not exceed 1.0m. Terracing of walls will be required where more than 1.0m of retention is necessary. Any retaining wall exceeding 1.00m in height MUST be approved by a professional engineer and may require a development permit.
- Private retaining walls may not carry through multiple properties.
- Where retaining walls are required in the front yard or front driveway area, they are to be constructed using natural materials consistent with the finish of the house.

4 GENERAL REQUIREMENTS

4.1 BUILDING FORM AND MASSING

Architectural massing refers to the concept of arranging the volumes of a house in relation to each other and the streetscape. In general, all parts of the building should be designed with a sense of proportion to one another – and achieving this is the foundation for the overall design of the house. All homes will provide massing, articulation, roof forms, glazing patterns and proportions, and overall arrangement of volumes that are consistent with the chosen style of the house.

- 2 storey box-on-box structures will not be permitted.
- Front-drive garages should project no further than 4m (13 feet) past the front veranda or front wall of the home. When this is not possible, extra treatment will be required on the sides of the garage wall (i.e. additional masonry return and/or window).
- Second storey massing over garages must be set back a minimum of 48” from the front of the garage with at least one jog.

4.1.1 3rd Storey Development

When adding a 3rd storey development, care must be taken to ensure this space does not overwhelm the structure. This may be accomplished by integrating 3rd floor space into the roof mass with the inclusion of dormers, lower fascia, and acceptable variation in wall planes.

Generally, 3rd floor space must be set back a minimum of 12' from the forward massing of the 2nd floor. Exterior deck space is an exception – when properly finished and carefully integrated into the existing roofline at the front. In all cases, any 3rd storey development must conform to county ordinances.

4.2 GARAGES

Garages must be designed to appear subordinate to the home and shall be integrated into the overall exterior design of the home as much as possible to reduce the domination of volume along the streetscape.

4.2.1 Front Drive Product

Front drive product will include a one or two car garage as determined by housing type and located in accordance with the garage location plan. Considerations when designing this product will be:

- 2 storey, box-on-box structures will not be permitted. 2nd storey massing over garages must be setback a minimum of 48" from the front of the garage to ensure the massing will not overpower the streetscape.
- Front-drive garages should project no further than 4m (13 feet) past the front veranda or front wall of the home. When this is not possible, extra treatment will be required on the sides of the garage wall (i.e. additional masonry return and/or window).

PLEASE NOTE: Discretion may be used in cases of exception and intentional design – with additional design elements applied to lessen the impact of the massing. These designs will be reviewed and approved at the sole discretion of the Architectural Coordinator.

4.2.2 Rear Detached Garage

All detached rear garages are to have an exterior design that matches and/or complements the exterior design of the home. This will include:

- Roof style that is consistent with the main roof of the home.

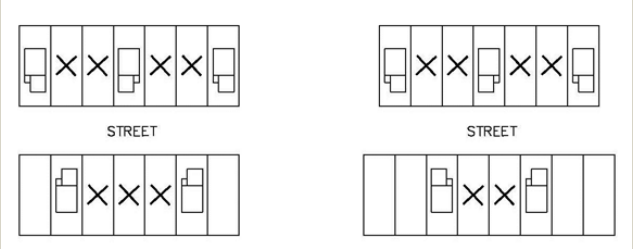
- Exterior primary materials and colours match to those on the principal dwelling (on interior lots).
- Rear detached garages are to have poured broom finish concrete driveways and/or aprons.
- Gable end treatments, secondary materials, and detailing to match the home (only on exposed lots).

PLEASE NOTE: Corner Lane lots will REQUIRE that the garages be constructed at the time of construction of the home. These homes will require additional detailing on the elevation that faces the street. Detailing will be comparable to the exposed side elevation of the house.

4.3 REPETITION

4.3.1 Exterior Design & Colors

Between similar house designs a minimum of 2 lots on either side and a minimum of 2 lots each way across the street is required.



4.4 PARGING

Parging details on exposed elevations will vary depending on the applied material and its intent. The rules to follow are:

- All masonry is to be fully grounded, parged to within 2” of exposed grade on all applications.
- Garage columns – if finished in an alternate material - are to adhere to the same standards as masonry application – either with the garage column material itself or with an alternative horizontal trim cap detail finished to within 2” of grade.
- Exposed concrete and parging will be restricted to a maximum of 8” at all exposed elevations, and to a maximum of 24” on all non-exposed elevations.

4.5 HIGH VISIBILITY LOTS

High visibility locations abutting parks, trails, stormwater management facilities, streets, parks, environmental reserves, and green spaces require special design consideration and are to be finished to a standard comparable to the front elevation.

4.5.1 Corner Lots

Special design consideration is required with a higher standard applied for lots on, or visible from collector roadways. Flanking side elevation on corner lots must have full front elevation treatment. Specifically, it will be expected that these elevations have:

- Roof forms that match the front and provide variety to the rear streetscape.
- Increased level of detailing including finishes, materials, trims, and features applied in a manner consistent to the front elevation and style of the home.
- Relief in wall plane is required (jogs/box outs) and/or roof lines between 1st and 2nd floor.
- Architectural features – chimneys, dormers, entries – that provide interest and articulation to the exposed side elevation.
- Appropriate roof overhangs.

PLEASE NOTE: All rear elevations on corner lots – will require a minimum of full trim detailing on all openings to properly account for the exposure. Additional treatment may be requested depending on the exposure and will be subject to the discretion of the Architectural Coordinator.

4.5.2 High Exposure Rear and Walk-out Lots.

Homes with high exposure elevations to the rear will require detailing on the exposed elevations and must include:

- Roof forms that match the front and provide variety to the rear streetscape.
- Adequate articulation – in the form of variation in wall planes, projections, exterior space (decks) and horizontal elements to break up large areas of untreated space. Clear three-storey elevations and large exposed flat walls will not be permitted.
- Increased level of detailing including finishes, materials, trims, and features applied in a manner consistent to the front elevation and style of the home.
- Completed construction of all building elements. Exposed decks – including walk-out lots and those which are exposed (due to decorative black powder coated steel fence) must be finished at the time of construction and all parts of the deck must be fully finished according to the specifications of final approval documents.

4.5.3 Medium Exposure

Medium visibility locations (identified on the map) will refer to homes in which the lower level of the home is concealed by a solid wood screen fence, or the specific location of the lot is not

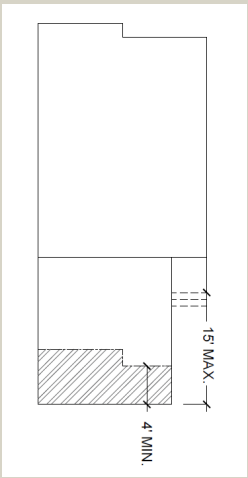
proximate to major collector roads and/or amenity areas. These elevations will require a similar amount of treatment with an emphasis on the exposed upper floor only and will not require a deck to be built at the time of construction.

- Roof forms that match the front and provide variety to the rear streetscape.
- Increased level of detailing including finishes, materials, trims, and features applied in a manner consistent to the front elevation and style of the home. Emphasis on the upper floor ONLY.
- Relief in wall plane is required (jogs/box outs). While Medium Exposure homes will have less articulation required, 2 storey flat massing will not be permitted.
- Deck not required to be built concurrent with construction.

4.5.4 High Profile Lots (Main Collector and Ridge Lots)

Lots located on the West Ridge – overlooking the Town of Cochrane - will require additional requirements:

- Massing Requirements: Additional massing requirements to improve garage integration. Specifically:
    - Minimum 48" recess on the upper floor from the garage face with at least one jog or projection in the wall face.
    - The distance from the edge of the garage facing the street to the entry landing cannot exceed 15' and must be a minimum of 8'.



- Masonry: Each large pocket lot will require a reasonable amount of masonry applied to the exposed elevations. Refer to style guides for acceptable material selections by style.
- Wood Grain Feature Material: All homes designated as high profile will require the use of simulated wood grain siding to be used as an accent material/colour or as part of the finishing details on architectural components. Refer to style guides for specific application by style.
- Increased Landscaping: Ridge lots will have increased landscaping standards to account for the additional space and to increase the curb appeal on the street. Specific requirements are in the Landscaping Section (Section 6 – 6.4.2.)

PLEASE NOTE: All High-Profile Lots (require the enhanced standards noted here) will be identified in the *Lot Codes and Special Requirements* document which will be provided at the release of the lots.

4.5.5 Exterior Decks

Additional Requirement for decks on walk-out lots and ridge lots:

- Supporting columns are to be built out to a minimum of 12”x12” extending from grade to the underside of deck.
- The underside of deck must be fully finished with aluminum, wood, or a composite soffit.
- Handrails must be finished in pre-finished aluminum, glass, or metal construction; wood railings will not be permitted.
- The main beam and rim joist must be clad in smartboard or an approved equivalent. All vertical, exposed surfaces of the deck must be fully finished – painted to match the colour scheme of the house.
- Non-walkout decks – which are not concealed by any fencing – are to be fully enclosed. Finishing materials will be consistent with the secondary materials applied to the house – panels and trim, masonry, and other materials as requested. Lattice is not permitted.

5 DESIGN ELEMENTS

5.1 ROOF DESIGN AND PITCH

Roof designs, pitches, and overhangs should reflect the massing of the chosen architecture style whenever possible. Rooflines with varied heights, dormers, and gables are encouraged. On contemporary homes, flat and shed roof elements will be highly encouraged. Other considerations when designing roof structures are:

- Rooflines on all highly exposed elevations (side and rear) are to incorporate dormers or gable ends with decorative treatments that match the front elevation.
- Single-sloped rooflines will be permitted in secondary locations when suited to the overall house design provided the overall massing addresses a traditional form.
- Exaggerated overhangs (to the front) and/or thickened fascia will be encouraged when suited to the style and design submitted.
- Flat roofed accent areas will be encouraged.
- 3rd storey spaces will require careful integration of rooflines to lessen the impact of the upper floor development.

5.2 FRONT ENTRIES

The front entry of a home is an integral element of the overall design and is expected to be a focal point of the front elevation and/or exposed side elevation.

- Front entries are to be visible from the street.
- Entries are to be fully defined – achieved either by recession into the house or with suitable roofline distinction. Flat, angle roof lines, beams and trellises are acceptable and recommended accents to create interest at the entry.
- Angled entries will be permitted provided they are enhanced with strong features identifying the entry.

5.2.1 Porches, Entries, and Risers

Front porches will be encouraged when suited to the style of the home and present an integral feature of the overall exterior. To maintain the design standards of the community, front porches are recommended to be:

- Finished in smooth concrete with simple smooth or masonry columns and metal, glass, or no railings.
- A minimum of 5 feet deep to provide a reasonable gathering space.
- Bases of all porches must be closed in and finished in an appropriate solid material.
- Wood entry steps will only be permitted when a porch is included as an integral part of the design. Wood steps, if accepted, must be finished – with all vertical, exposed surfaces painted to match the color of the home. Railings will not be permitted to be constructed with wood.

5.2.2 Front Door

The entry door will be the final detail in creating distinction and exemplifying the style persona. Builders are encouraged to get inspiration from the architectural style of your home. Entry door color may make a personal statement but must be painted. Additional considerations:

- Glazing, sidelights, and/or transom windows are encouraged.
- Real wood or fiberglass doors stained (a wood colour) are encouraged.
- White front doors are not acceptable.

5.3 RAILING

Railing will be required as per the Alberta Building Code. Front porches and rear decks should have railings in a style to match the architectural theme. Modern style metal and glass railings are preferred on all architectural styles on both front and rear elevations. Acceptable railing materials include:

- Aluminum
- Wrought Iron
- Glass Panel

PLEASE NOTE: Railings constructed of wood will **not be permitted**.

5.4 COLUMNS

Entrances can be justly enhanced with feature columns that add to the overall expression. All column design is expected to properly suit and express the chosen architectural style. Other considerations when designing columns for the entry are:

- All columns may include smooth finishes, simple square cap and base details, metal trim or finish. Horizontal siding posts are not acceptable.
- All columns must be a minimum size of 12”x12”.
- Timber columns are encouraged but must be stained or finished appropriately.

5.5 WINDOWS

Window layouts and sizes are very important to fully achieve the characteristics of a particular architectural style. Larger expanses of glass will establish the strength of the style and more unusual configurations will provide interest and excitement. All exteriors are to address windows in a significant manner with the following considerations:

- Window styles, sizes and groupings should be proportionate to the wall space available and specific designs should adhere to the chosen Architectural style.
- Acceptable window frame materials are:
    - Prefinished metal clad
    - Vinyl
- All windows grilles must be external simulated divided lights (SDL’S).

5.6 PROJECTIONS/CHIMNEYS

Chimneys & box-outs provide interest on the exterior of a home. To ensure that they are treated as integral elements chimneys and box-outs must:

- Be finished to match the exterior wall material or suitable complementary finish.
- Extend down to grade in all exposed locations (wherever possible).
- All projections are recommended to provide a distinct break in color/material and to be finished in upgraded materials.

5.7 GARAGE DOORS

Garage door style and finishes must be designed to be an integral element of the overall style of the home and must be appropriate to the chosen style of the home. Some considerations when selecting a garage door:

- Doors are not to exceed 8' in height and 20' in width.
- Windows are permitted and glazing panels in unique configurations are preferred.
- The garage door is to be maintained in a colour that matches the predominant siding colour, the trim colour, or is an acceptable complimentary colour.
- Upgraded styles and finishes – when properly suited to the style – are encouraged.

6 MATERIAL AND COLOUR

6.1 PRIMARY WALL MATERIALS

Traditional lap profile vinyl siding in a premium dark colour will be the preferred primary wall material. Standard vinyl siding may be permitted as the primary wall material on strong designs which feature a large quantity of upgraded (non-vinyl) secondary materials on all exposed elevations – standards which will be administered at the discretion of the Architectural Coordinator.

In all cases, materials that are chosen are to reflect the architectural style, any alternate cladding materials need to be submitted review.

6.2 SECONDARY WALL MATERIALS

Premium secondary wall materials and colours in adequate quantity are required and will be specified in the provided style guides. Builders are to refer to Style Guides in section 2.0 for specific requirements of secondary materials. In general, permissible secondary materials are:

- Style-suited masonry and brick.

- Accented stone tile (in addition to prominent stone/brick base material).
- Composite board and batten.
- Accented horizontal siding or smooth finish acrylic stucco.
- Panels – composite, metal, alternate materials as requested.
- Shakes – composite. Cedar shakes are not permitted.
- Metal wood-tone products.
- Other materials as requested.

PLEASE NOTE: Vinyl materials (board and batten, shakes, etc.) will be permitted on a limited basis with masonry.

6.3 TRIMS, FASCIA, AND SOFFIT

To ensure the clean, neat aspect of all the architectural styles is fully complemented, trim work must meet the following requirements:

- Acceptable trim materials are smartboard, wood, or other upgraded materials (as requested). Aluminum trim will not be permitted.
- Trim must extrude or sit proud of the wall material (0.5”).
- Trim should be at minimum 6” wide on all elevations, but may be allowed as a thinner profile at the suggestion of the AC.
- Homes with modern expressions may not require window trims providing windows suit wall space without and are of adequate size.
- Fascia must be a minimum of 8” in height and is to be constructed with smartboard for any open gables.
- Rainware must be limited on exposed elevations. Downspouts should take place on side and rear elevations of homes only. Eavestrough colours are to match the fascia colour.
- Soffits may be prefinished metal – wood tone products or finishes are encouraged.

6.4 MASONRY

For all lots in this community, it is required that masonry:

- Must sit proud of the transition material to achieve the required definition.
- Be applied to portions reflecting structural integrity. Floating masonry sections will not be permitted.
- Taken to grade (within 2”) in all cases.
- If no masonry is used, homes will require a substantial amount of upgraded, secondary material (by style) as well as strong design features with an elevated level of detail overall.

6.5 COLOURS

Colours are an integral element in reinforcing the design style and vision for the community of West Hawk and will reflect the materials, finishes, and colors appropriate to the specific architectural style. All colour submissions will be reviewed on an individual basis and alternative colours will be recommended when necessary to create and maintain rich, diverse, blended streetscapes. Other considerations will be:

- Repetition of colour schemes will be monitored to ensure pleasing variety is achieved.
- Roof colours will be limited to darker shades of grey, olive, brown, and black.
- Entry door color may make a personal statement but must be compatible with the overall color scheme of the house. White front doors will not be acceptable.
- Garage doors are to be painted to match the siding colour, trim colour or an acceptable complimentary colour.
- Upgraded garage doors with wood finishes or full glazing will be encouraged – but also reviewed on a case-by-case basis.

7 ADDITIONAL REQUIREMENTS

7.1 LIGHTING

Homes which front onto identified main collector roads will require a minimum of 4 recessed soffit lights installed in the garage and upper floor soffits (2 on main floor, 2 on the upper floor) The location of these lights will be required to be shown on the final working drawings.

- All light fixtures shall complement the architectural style of the home.
- Upper storey wall mounted lighting may be approved as an alternative to recessed lights.
- Flood lights will not be permitted.

PLEASE NOTE: Lots requiring 2nd storey lighting will be identified in the *Lot Codes and Special Requirements* document which will be provided at the release of the lots.

7.2 SHOWHOMES

Show Homes are integral to the successful adoption of new communities. Builders are required to identify show homes on their submissions and reviews will be completed comprehensively for all builders before any approvals are released. This will ensure diversity amongst builder product but will also provide for continuity and cohesiveness.

- Show homes are at the sole discretion of the developer and no builder is allowed to own or operate a show home without prior written authorization from JL Cochrane West Limited Partnership, by its general partner JL Cochrane West GP Ltd.

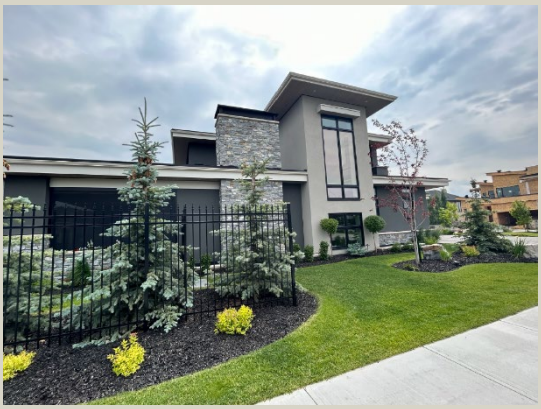
7.3 ADDRESS SPECIFICATIONS

West Hawk will have a standardized method of displaying the municipal address – with unique and consistent specifications - and are to be order (by the builder) directly from the supplier provided in the Appendix. Installation of the municipal address is required as part of fulfillment of the Landscaping Requirements (i.e. Landscaping Deposits will not be returned without completion of this requirement). Address display specifications and instructions are outlined in Appendix D.

7.4 LANDSCAPING

Landscaping is an integral feature to every part of the site and can speak to the vibrancy and quality of a development. Landscaping design should tie the entire site together, define entryways and pathways, identify private space, and buffer parking garages and less desirable views.

Builders are encouraged to incorporate sustainable, low-maintenance landscaping that minimizes the requirements for potable water use, manufactured fertilizers, and pesticides – that maximize the space and layout provided by the site. In all cases, plant material is recommended to be of native species – well adapted to the local climate and soil conditions – as they generally require less maintenance to establish and thrive.



7.4.1 Minimum Landscaping Requirements (For all Lots)

Minimum requirements for landscaping are to include:

- Front yard to be sodded to the curb. Artificial turf is not permitted. Full rock gardens – as an alternative to sod - are not acceptable.
- One (1) tree is to be planted in the front yard. Minimum requirements for the tree are:
  - Deciduous trees are to exceed 50mm caliper.
  - Coniferous trees are to be greater than 2m in height.
- A minimum of six (6) shrubs to be planted in front yard. Shrubs must be minimum 3 gallon at the time of planting.

7.4.2 Upgraded Landscaping Requirements (Collector Road)

West Hawk will require enhanced landscaping requirements on lots identified as fronting onto main collector roads in the community.

- One (1) tree is to be planted in the front yard. Minimum requirements for the tree are:
  - Deciduous trees are to exceed 70mm caliper.
  - Coniferous trees are to be greater than 3m in height.
- A minimum of six (9) shrubs to be planted in front yard. Shrubs must be minimum 5 gallon at the time of planting.
- Trees and shrubs must be planted in a continuous planting bed with a clear and defined edging pattern.
- The total area of sod shall not exceed 50% of the total front yard landscaped area. The remaining area should be comprised of planting beds, gardens, rock features, trees, or other soft landscaping components. Any walkways, pedestrian paths, or hard landscaping shall be included in this “remaining area".

PLEASE NOTE: Additional details and specifications will be provided in the Appendix of this document.

7.4.3 Maintenance Requirements

In addition to the stated minimum requirements, the following will be evaluated on a discretionary basis and would constitute unacceptable (non-compliant) landscaping:

- Large areas of rock, crushed rock, wood chips, or mulch (no sod, or greenery).
- Shrub beds with weed growth.
- Tree/shrubs that are unhealthy, dead, or diseased (either fully or partially).
- Poor installation of edging, either no shrub bed installed or no evidence of edging.
- Shrubs that are planted directly into the sod – no shrub bed.

PLEASE NOTE: Variances on these requirements will be granted on a case-by-case basis and must be submitted to the Developer PRIOR to completing the landscaping.

7.5 FENCING

Fencing is an essential element in community design as it defines ownership and allows for screening and privacy. JL Cochrane West Limited Partnership, by its general partner JL Cochrane West GP Ltd. will be providing developer constructed screen fencing on all corners loads which face a collector road.

No private gate access will be allowed along lots backing onto any public utility lots or environmental reserve.

7.5.1 Requirements, Typical Lots

All fencing within the neighborhood shall be constructed in accordance with the fence details for wood screen fencing, decorative black powder coated steel fence provided in Appendix A. Maintenance of all fencing is the sole responsibility of the Purchaser.

Fencing for typical lots shall be designed as shown in Figure 2: Fencing Plan – Typical Lots, with 1.5 m wood screen fencing along the rear and side yards. Fencing height may be reduced to 1.2 m along the length of the house structure.

7.6 ACCESSORY BUILDINGS

The side wall elevations of all ancillary buildings and garden sheds shall not extend higher than adjacent fencing. Where visible from a public adjacency (i.e. all perimeter lots and corner lots), accessory buildings must be consistent in style, finish and Colour, with the house. Roof style and materials are to match the materials used on the roof of the house.

7.7 SATELLITE DISHES & ANTENNAS

Satellite dishes or antennas must not be visible from the street and must be screened from view. Recreational vehicles may not be parked in front of any residence for longer than 72 hours. Recreational vehicles, including, but not limited to, travel/camper trailers,

7.8 AIR CONDITIONING UNITS

Central air conditioning or other mechanical hardware must be located where they are not visible from the street and should be screened when possible.

7.9 CONSTRUCTION REGULATIONS

7.9.1 Signage

To maintain cohesiveness for signage within the subdivision, all signage will be supplied by the Developer. Builder signage will be allowed on a builder's lot only; no homebuilder or contractor signage will be allowed on medians or boulevards.

7.9.2 Excavation

Builders must ensure that all excavation is kept within the confines of their lot. Any spillage on a road, land, sidewalk, or neighboring lot must be removed immediately or the Developer will arrange for its removal and invoice for expenses.

7.9.3 Equipment and Material Storage

Builders will be allowed to store their materials and equipment on site during construction but may not store on adjacent or any other home sites. Additional storage requirements are:

- Items stored must be stored in an organized manor and must be covered to ensure site cleanliness.
- Builders must ensure that they do not trespass or disturb any other properties.
- Cleaning of paint, solvents, stains, etc. will not be permitted on site.
- Concrete trucks may not clean chutes anywhere on site.
  Garbage bin(s) are required.

8 PROCESS OF APPROVAL/CONSTRUCTION

The following process will be followed for submissions for architectural approval and inspections in West Hawk.

8.1 REVIEW

The Purchaser shall review all lot information, any available marketing material, and the Architectural Guidelines prior to choosing a lot.

All submissions for architectural approval will be submitted online through the Streetscape Lot Management System. Access to Streetscape is available by invitation only and every user on the system must belong to a group. There are several types of groups on Streetscape, each with their own special set of features and view of information. Some types of groups include:

- Builder
- Developer
- Consultant

If your group is already set up, then you are ready to “Request Access”. If you don’t yet have a group – then you can contact us directly to have one setup and request the orientation package.

Go Package: Basic Orientation
Streetscape for Builders

Contact information can be found online at www.e2.associates or in the directory found on page 1 of this document.

8.2 SITE CHECK
The Purchaser is responsible for checking the site itself, legal plan of survey, plot plan and title to the Lands for locations of:

- Light standards.
- Bus zones.
- Fire hydrants.
- Utility right of ways or easements for drainage.
- Catch basins.
- Transformer boxes or utility pull boxes.
- Restrictive covenants.
- Super mailboxes.

PLEASE NOTE: Builder is to note any other items which may affect the house design, impact its siting or the size or location of the driveway and report all problems to the Architectural Consultant in writing.

8.3 APPROVAL SERVICES
The review process of the Developer’s consultant is designed to assist the builder group in their product development and sales by offering a flexible range of service options. Below is a quick summary of each service.

8.3.1 Portfolio Review
The Portfolio Review service provides a path for the builder to have a pre-approved inventory of housing product to be distributed to sales teams – allowing for efficiency, cost-certainty, and a more streamlined approach to getting a final approval.

How it works: Prior to committing to the purchase of any lots within the community the purchaser/builder is encouraged to submit examples of their product line and exterior designs to the consultant for review to determine the compatibility of the builder’s product with the architectural vision and guidelines for the community. Utilizing the PortfolioPLUS module within the Streetscape Lot Management System the builder can submit either

preliminary sketches or complete working drawings to receive individual, general comments on the suitability of each of their proposed elevations.

Minimum Requirements: While the builder is encouraged to submit as much information as possible – the minimum requirements necessary to complete this type of review are:

- A front elevation paired with a floor plan/foundation plan done to the specified scale showing all exterior dimensions.

8.3.2 Pre-Approval

The pre-approval process allows the builder to initiate the sales process or spec home build without finalized information and is the most efficient way to gain approval. The developer strongly recommends that preliminary approval submissions be made for each lot to avoid the unnecessary expense of revised drawings and/or client disappointment.

How it works: Builders submit for pre-approval as a pre-approval request in Streetscape. An Architectural Coordinator will review the product with reference to the published Architectural Guidelines ensuring that:

- The submitted house design is acceptable for the lot and meets all requirements – elevation suitability, repetition concerns, adequate level of interest and detailing.
- The footprint of the house is suitable for the lot and meets all requirements – house size, width, massing considerations, lot coverage, and setback requirements.

Minimum Requirements: While the builder is encouraged to submit as much information as possible – the minimum requirements necessary to complete this type of review are:

- A Portfolio approved model name (indicated on the request form)– OR
- A front elevation paired with a floor plan/foundation plan done to the specified scale showing all exterior dimensions.

PLEASE NOTE: As part of the pre-approval service, the consultant will provide a preliminary plot (with both siting and grading recommendations) with a prescribed front setback that is suitable to the submitted massing of the house, its relationship on the street, and compliant with staggered setback requirements that are set out in the guidelines.

Next Steps: A preliminary review will be published on Streetscape – including working drawings, preliminary plot plan, and a color form (if requested) – identifying clearly what will be expected to gain final approval. This will be presented in the form of design comments, suggested revisions, siting/grading comments, and any material or color comments (if submitted as part of the review) Builder is required to address these comments (or provide alternative solutions) and re-submit for final approval.

8.3.3 Final Approval

With reference to the preliminary review, the Purchaser shall submit online the following to the Architectural Consultant for final approval - Professionally drawn working drawings in pdf format:

- FULL WORKING DRAWING SET (All 4 elevations, floor plans, foundation plans, cross-section).
- Plot Plan complete with proposed grades.
- Final Approval Form - completed with materials and colors.

PLEASE NOTE: Upon return of "the Architectural Approval" the Purchaser is responsible for checking all information including the approved plans, plot plans, grades and final approval form and contacting the consultant with any concerns or discrepancies.

8.3.4 Final Approval (Without Preliminary)

The preliminary review process is highly recommended – but not required.
Builders/purchasers who wish to bypass the preliminary approval and come straight for final approval must provide the submission requirements listed in section 8.5. Additional considerations when submitting for Final Approval (without Preliminary review) are:

- The elevation/model must be Portfolio reviewed OR
- Additional diligence has been taken on the part of the purchaser/builder to ensure that the model is acceptable for final approval. This would entail a comprehensive review and compliance with all architectural guidelines, high exposure designations, conflict consideration, and a complete list of acceptable colors and materials.
- Consideration of the front setback – models with overpowering massing will require increased front setbacks.

Submissions requiring minor modifications/revisions may be completed as a Final Approval (with Conditions) with required changes identified as a condition for the approval.
Submissions coming straight to final that require more consequential changes will be completed as a pre-approval.

8.4 REVISIONS

The Purchaser shall contact the Design Consultant through Streetscape and obtain written approval for any revisions to the architectural approval before the revisions are applied. Charges for revisions after Final Approval are subject to a fee charged directly to the builder.

8.5 BUILDING PERMIT

The Purchaser shall apply for a building permit from the appropriate authority.

8.6 SURVEYOR STAKEOUT

When the approved plans are finalized and approved by the Architectural Consultant, the Purchaser may proceed to stake out the property.

8.7 FINAL INSPECTION

Return of the Architectural and Landscaping deposit will be released to the builder upon satisfactory completion of the house as per the architectural approval. Upon completion of the house, the builder will submit an approved, stamped, grading certificate and the municipal letter of acceptance from the Town of Cochrane to initiate a Final Inspection of the home (including landscaping). Homes must be fully complete with all seasonal work done and driveway installed.

8.7.1 Inspection Submission Requirements

To initiate an architectural inspection and return of the deposit, all construction must be completed - exterior and landscaping completed in accordance with these guidelines AND as per the house plan approval. Architectural and landscaping inspection requests are to be consolidated into one request and will not be reviewed separately. The following will be required to be completed:

- Final grading completed.
- Final grading certificates and approved grading inspection report.
- Water valve exposed and marked.
- Sidewalks, street, gutter and curbs in clean condition.
- Electronic request to E2 + Associates to conduct the architectural and landscape inspection.

PLEASE NOTE: The request must include a comprehensive photo inspection (of the architectural and landscaping components) Builder is to consult Photo Inspection Success Guide located in the Streetscape Library for specific requirements. This document library will house all required forms, inspection policy documents, and resources (success guides) - if further information is required.

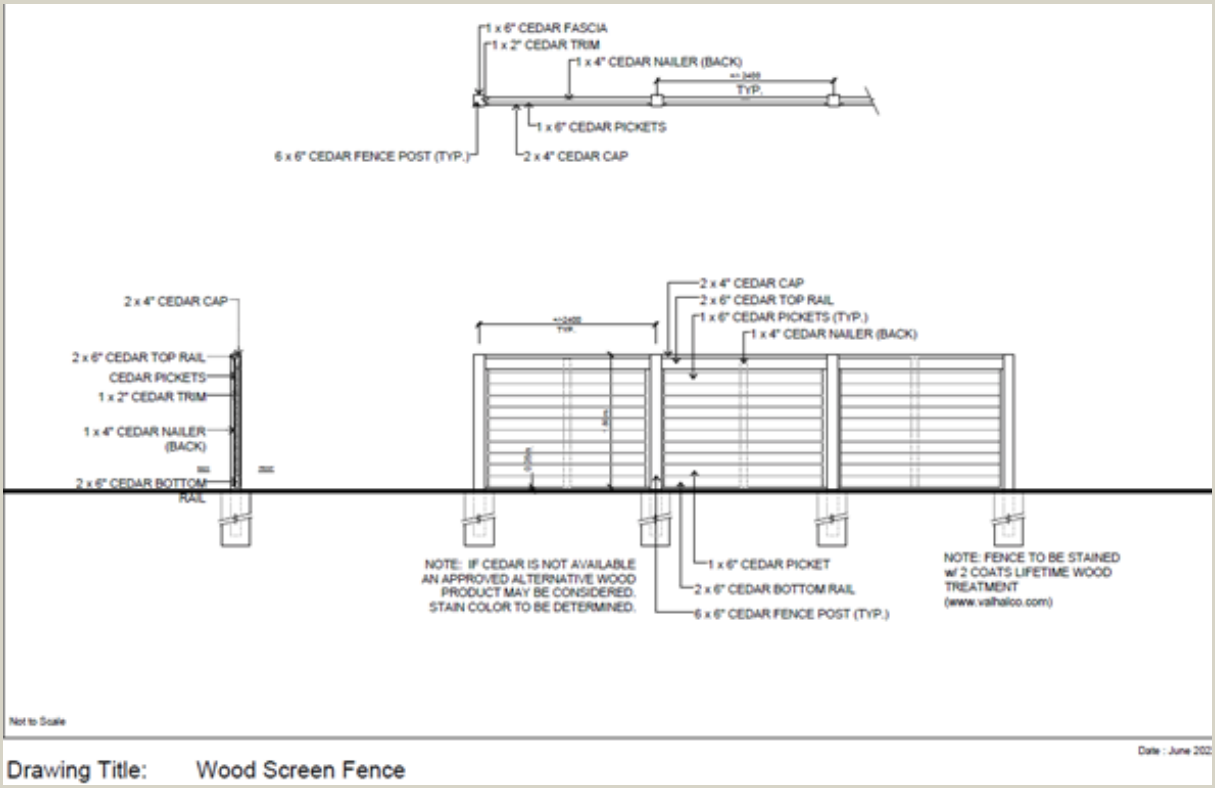
Next Steps: Once the final inspection is complete, a report will be sent to the Developer. The Builder will be notified of any architectural and landscaping deficiencies and will be given a time frame in which to correct the deficiencies.

8.8 RETURN OF DEPOSITS

Upon receipt of an approved final inspection (published on the Streetscape platform), all builders/property owners must contact the Developer for release of the Architectural and Landscaping Deposit.

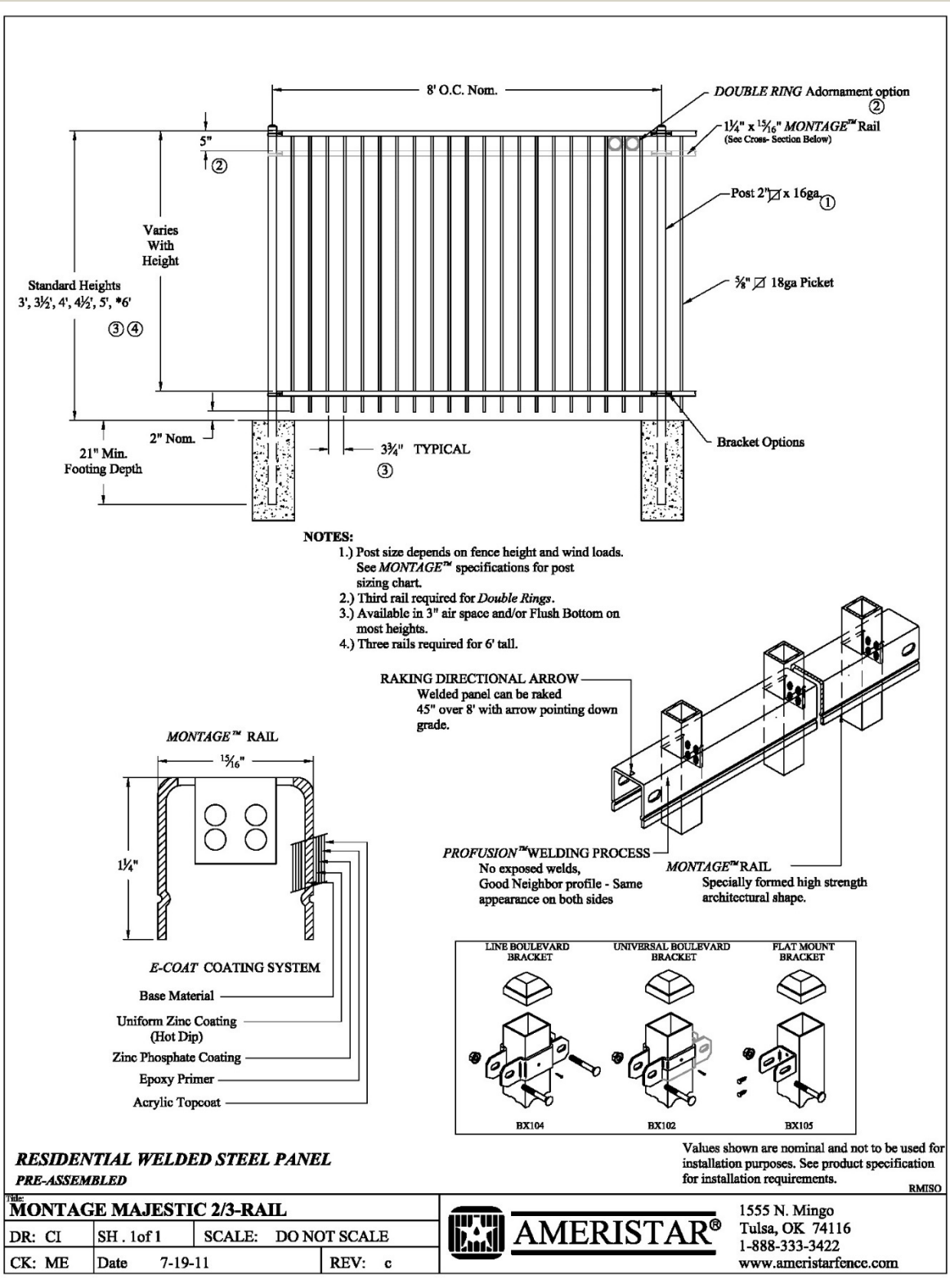
APPENDIX A: FENCING DETAILS

Wood Screen Fencing



PLEASE NOTE: Fences are to be built and finished with brown pressure-treated wood ONLY. There is to be no stain applied to any of the wood members, and fences are not permitted to be painted. The fencing detail is to be used for construction purposes ONLY and is to disregard any notes regarding finishing requirements.

Decorative Black Aluminum Fence



APPENDIX B: VISIBILITY MAP

APPENDIX C: RETAINING WALL SPECIFICATIONS

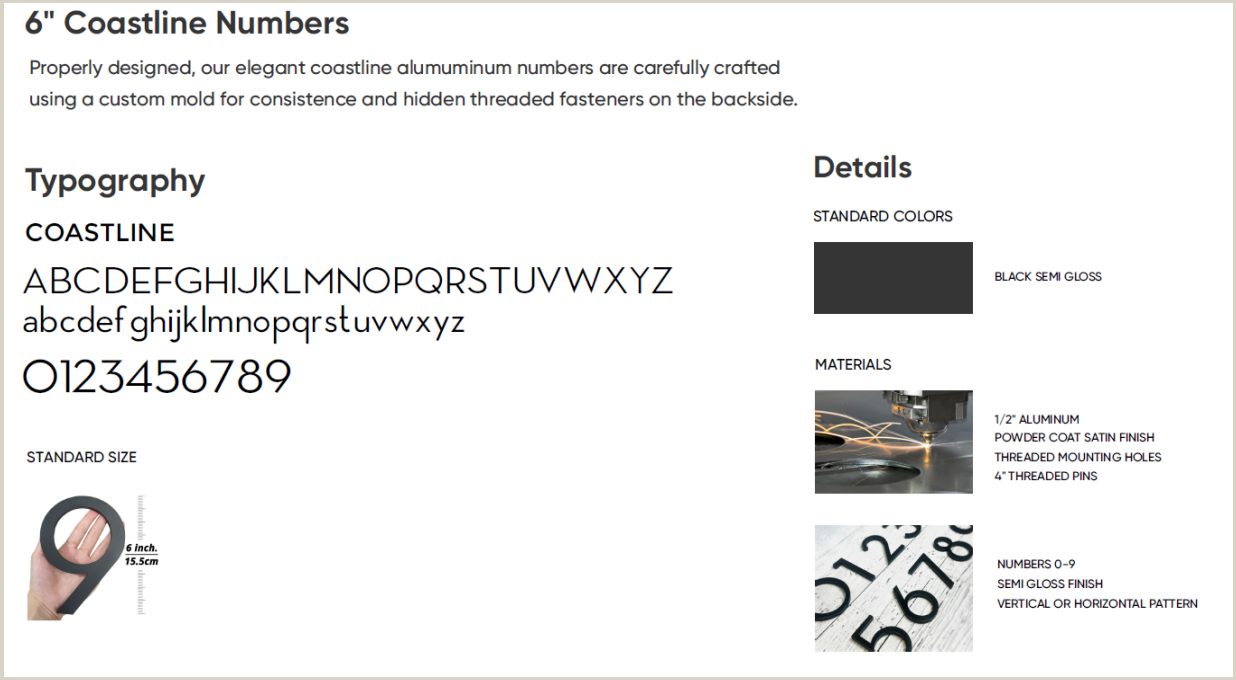
4x6 brown pressure treated will be the only accepted retaining wall for retainment on private property. Other alternatives will be considered on a case by case basis. Retaining walls must be screened with planting on the low side of the wall. Retaining walls should not exceed 1m in height. If more than 1m is required, retaining walls can be stepped with a minimum of 1m between tiers.

APPENDIX D: ADDRESS SPECIFICATIONS

Builders are to source and order address numbers directly from **Multi-Family Signs**

Product: **6" Coastline Numbers**
Following specifications will be a requirement for West Hawk:

- Size: **6 inch**
- Colour: **Black**
- Font: **Coastline**
- Material and Finish: **Standard**
- Installation: **Floating** (no backers permitted)



Material Details: ½" Solid Aluminum – Threaded holes on back for Floating Mounting
Finish Details: Black – Semi Gloss Powder Coat Finish for Protection
Installation Details: Package will come complete with a paper pattern and installation instructions.

PLEASE NOTE: Full Spec Package - complete with required orientations and installation guide - will be available in Streetscape Library