



MODERN ARCHITECTURE

Sage Creek - Block 20 & 21 Plan 66275

2020 October 15

Building on the plans submitted for Block 21, the 18 lots of Block 20 allow for a resubmission of these plans provided that a minimum of 6 lots separate the same floor plan/architectural style combination. As always, we encourage new elevations to be developed with the caveat that each builder submit a minimum of 3 different architectural styles and each unit can only have 1 repeat throughout the block of 18. Each new plan must be reviewed in consideration of the guidelines below. All phase 9 guidelines remain in effect unless superseded by the below project guidelines.

MAKE USE OF THE VIEW! (REQUIREMENT FOR BLOCK 21)

- Living Space at the front of the house with large windows.
- Consider including living space on second floor at the front of the house to make better use of the views.
- Front Porches/second floor balconies/roof top decks should all be options that are considered, and at least one should be included.

MASSING

- Two to three planes separated by a minimum of 4ft.
- Split level / two storey / three storey / bungalows if rooftop deck or clearstorey windows are incorporated.
- Box windows with 1ft plane change details are encouraged.

FRONT ENTRANCE

- The front entrance should be celebrated and create an impact.
- At minimum, the entrance portico should be 6ft wide, and include a front door, sidelight and its own roofline.
- The front door can be on the front plane, or a sidewall that comes off a front porch/portico.

MATERIALS

- Material use shall be limited to two plane materials and an accent material on the front elevation.
- Material change must match a change in plane. (I.e. no water table height stone, no siding changing mid-wall.)
- Material use should be reflective of the style of architecture being developed and include:
 - o Wood, metal, cementitious siding, natural stone, brick are all permitted as main, secondary and accent materials.
 - o Stucco (provided it has an elevated finish is permitted as a secondary plane material if it fits the architectural style.)
- Wood posts and beams are encouraged if they fit the architectural style.
- Window trims are not required, but the window frame colour should be reflective of the architectural style
- Metal entrance roofs are encouraged if seen from the street,
- Signature side elevations on the two end units will be expected to carry either the main or secondary material down the side wall of the home and garage.

SIZE AND SETBACKS

- Standard 4ft minimum / 6ft maximum side yards
- 12 to 15ft front yard setback for regular lots,
- 15ft to the front of the stoop/portico for all retaining wall lots.
- 8ft rear setback to garage.
- Minimum 1200 sqft bungalows, 1400sqft split / two storey / three storey

GARAGE

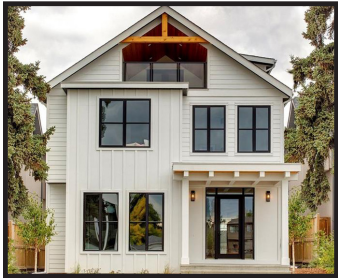
- Architectural style should be reflective of the house.
- Should utilize same material on face of garage.
- Minimum 22 x 22 garage attached or detached garages.

SAGE CREEK

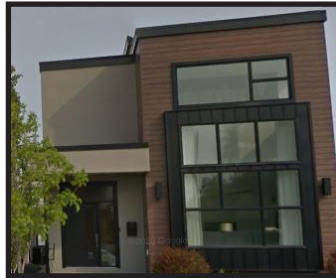
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MODERN FARMHOUSE



CONTEMPORARY



MODERN CRAFTSMAN



MODERN PRAIRIE



MID CENTURY MODERN



SCANDINAVIAN



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	ROOF STYLE	MATERIAL	OUTDOOR	ENTRY	WINDOWS
MODERN FARMHOUSE	Typically Gable Roof with minimum 8:12 pitch. Shed roofs utilized over entrances or main windows.	Base material is typically board and batton. Siding, natural stone and brick are used as secondary materials	Large front porches or second level decks.	Wood timbers typically 10" x 10" minimum utilized for support columns on front entrance canopies.	Windows frames are typically dark or contrasting colour to the siding material.
CONTEMPORARY	Typically Shed or Flat. Can also be a low pitch hip.	Base material is typically panel siding. Siding, Natural stone, brick and stucco are often utilized as secondary materials	second floor balconies tucked into the body of the house and roof top decks are common.	Canopy supported by metal posts, or steel cable from above	Window frames are typically a contrasting colour to the siding material.
MODERN CRAFTSMAN	Typically Gable Roof with minimum 8:12 pitch.	Base material is typically lap or shingle siding. board and batton. Siding, natural stone and brick are used as secondary materials	Large front porches	Wood or cementitious panel flared columns sitting on top of stone or brick supports as part of a front porch	Window trims are typically included. Frames are either monochromatic or a contrasting colour to the siding.
MODERN PRAIRIE	Typically 4:12 pitch hip roof with minimum 2ft eaves.	Base material is typically wood lap siding. Natural stone and stucco are often utilized as secondary materials.	first floor porticos and second floor balconies tucked into the body of the house are common.	Stone or brick columns are typical.	Windows frames are typically dark.
MID CENTURY MODERN	Typically Flat, or low pitch open gable or butterfly roof that extends over outdoor space. Exposed Roof joists extend outside of the home	Base material is typically siding. Natural Stone, Brick and siding are often utilized as secondary materials.	Large front covered patios which create more of an outside room	Canopies typically an extension of the roof structure	Window frames are typically dark or natural wood colour. They typically cover over 40% of elevation. Clearstorey windows are often included in the design.
SCANDINAVIAN	Typically one overall 12:12 pitch roof gable roof which extends out over the front entrance deck	Wood Siding or board and batton are utilized as the base materials. Natural stone is sometimes utilized as a secondary material	Large front porches	Canopies typically a continuation of the roof structure. If additional roof is utilized, wood timbers typically 10" x 10" minimum support it.	Window frames are typically dark or natural wood colour.