

D'ARCY

OKOTOKS • ALBERTA

COMMUNITY DESIGN GUIDELINES

FEBRUARY 2023

Table of Contents



Introduction	3
Overall Plan	4
Landscaping and Grading	5
Fencing Requirements	6
Architectural Styles	7
Arts & Crafts	7
Prairie	8
Mountain	9
Craftsman	10
Product Types	11
Semi Detached Homes	11
Single Family Laned Product	11
Town House & Row Housing	11
Single Family Front Drive Product	12
Commercial & Multi Family Buildings	12
High Visability Lots	13
Site Planning	15
Overall Design Requirements	16
Materials & Colours	19
General Information	22
Approval Process	23
Area Specific Requirements	25

Introduction



Introducing D'ARCY, a new Okotoks community situated on 280 breathtaking acres of land on the north side of Town, just 15 minutes from Calgary. United by a network of pathways, D'ARCY will be a place that gives residents a chance to connect. With sprawling green spaces, new schools, a high street, community spaces and access to the D'Arcy Ranch Golf Course, D'ARCY is a community designed for today's family with a vision that hails neighborhoods past. D'ARCY is more than a destination. It's a lifestyle.

This document outlines the opportunities and limitations associated with this development, and provide 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.

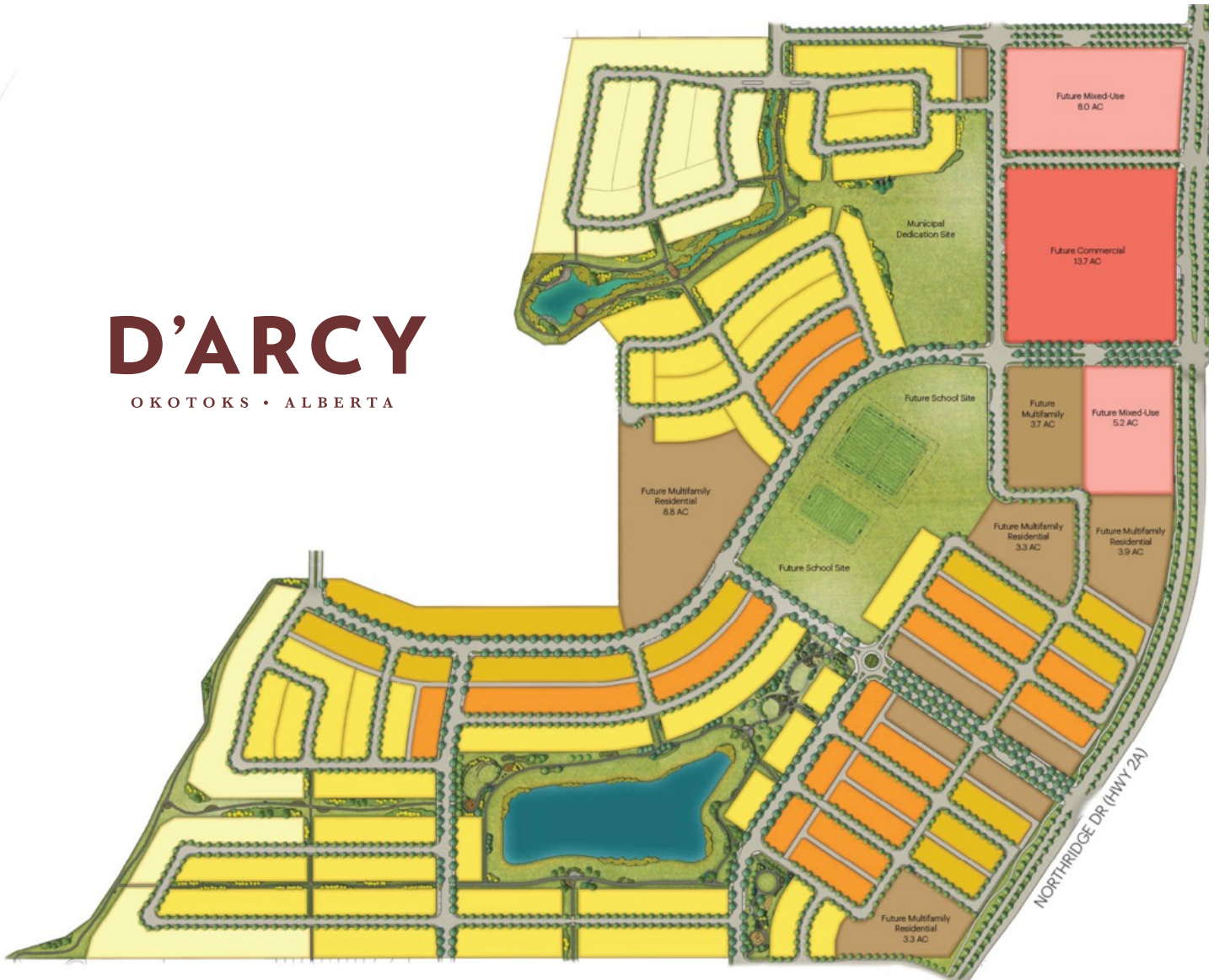
Anthem may, from time to time in its sole discretion acting reasonably or as required by any governmental authority, change, vary or modify these Design Guidelines.

Overall Plan



D'ARCY

OKOTOKS • ALBERTA



Landscaping and Grading

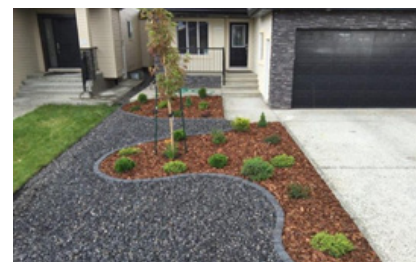
Detailed landscaping requirements are as follows:

Full Yard Landscaping

All builders are required to sod the front yard up to the foundation. On corner lots in addition to front yard sod, builders are required to sod the side yard. This is to be completed at the time of final grading.

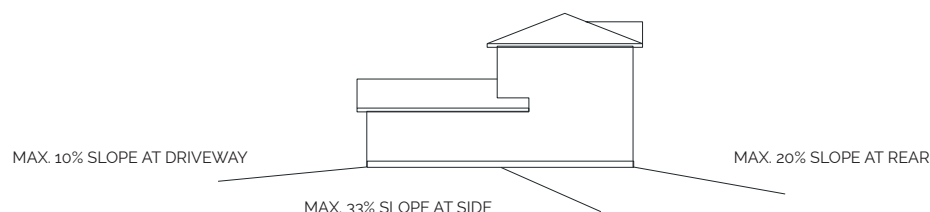
Xeriscaping is an alternative option to sodding the front yard. Below are approved Xeriscaping materials along with examples of finished front yards:

- Larger stones
- Wood bark mulch
- Water resilient shrubs
- Different colour stones/aggregates to add contrast



Lot Grading

Refer to municipal bylaw process and requirements.



Retaining Walls

All retaining walls will be constructed and paid for by the owner of the high side of the wall, and 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

Fencing Requirements

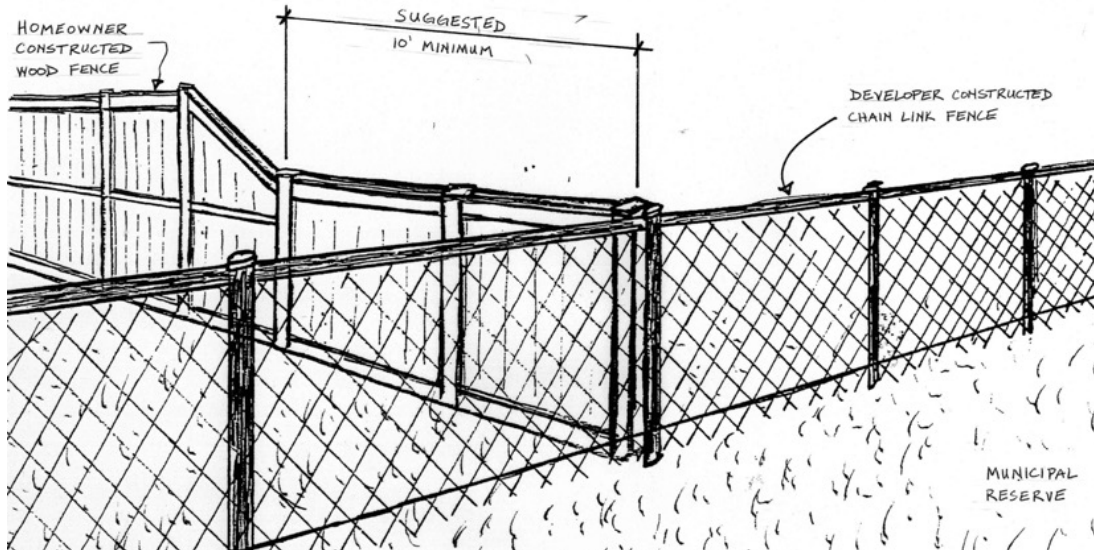


For all homeowner constructed fence types; Anthem strongly suggests a wood screen fence to be constructed. Wood fences may be cedar or stained/painted spruce or pine. Colour to either stained natural or painted to best match the colour as per the developer constructed fence. Lattice on top is an acceptable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

All homes backing onto the golf course will only be allowed to construct black chain-link fence. Absolutely no other type of fence can be constructed. 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.

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.

Arts & Crafts

The Arts & Crafts style use 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:

- 10:12 to 12:12 pitched roofs
- Predominately gable rooflines
- Multiple types of gable treatment
- Masonry



Architectural Styles



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:

- 4:12 pitched hip rooflines
- Simple trim
- Large windows in a symmetrical pattern
- Smooth masonry finish
- Horizontal elements
- Contrasting wall materials



Architectural Styles



Mountain

Mountain architecture is organically massed to taper down into the site. The use of natural materials and steep slopes and single story (bungalows) elements help keep a mountain home in scale.



Identifying Features:

- 7:12 to 10:12 pitched roofs
- Timber post and beam construction
- Carriage style garage doors
- Use of natural material (i.e. stone and wood)
- Earth tone colour palette



Architectural Styles



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



Product Types



Semi Detached homes

This product will follow the overall concept of the architectural guidelines. Each side must contain the same architectural detailing and must be complementary of one another. The overall massing of the elevation should incorporate appropriate articulation and have the appearance of a single unit.



**When submitting Duplex lots for architectural approval, both sides must be submitted together as a package.*

Single Family Laned Product

This product will use all architectural design elements listed previously in this document. Homes with full two-storey front façade and/or steep roof pitches may require greater setback from the street to reduce the dominance of this house type on the streetscape.

Town House & Row Housing

To create a more interesting streetscape, minimum setbacks may be encouraged on townhouses and row housing product. To reduce the overall massing of these elevations, upper floors may be required to step back or provide significant offset to the main floor.



Product Types



Single Family Front Drive Product

Front drive product includes a one or two car garage as determined by housing type and location in accordance with the garage location plan. All front garages are to be designed to be an integral part of the overall design of the home with regards to style, proportion, detailing and door type. Developed area on the second floor above the garage is encouraged to provide balance to the overall massing of the home.

Commercial and Multi Family Buildings

Please refer to these guidelines during the design process.

High Visibility Lots



High visibility locations are defined as lots abutting onto roadways, parks, trails, and other amenity features these lots will require special design consideration.

Corner Lots and High Visibility Side Elevations

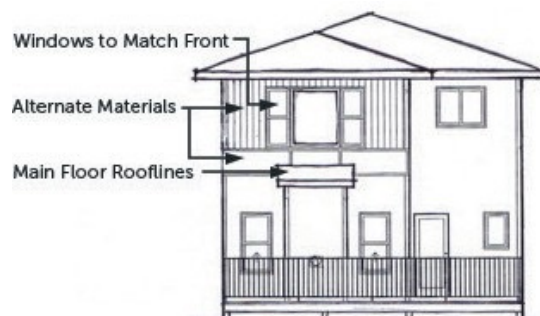
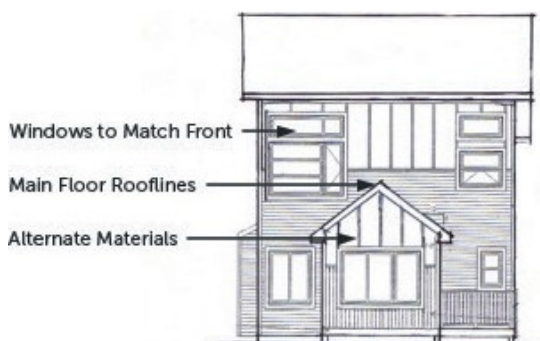
All side elevation must be detailed to convey the selected architectural theme and have the visual impact to match the front elevation. This can be accomplished by using various design elements including box-outs, gable treatments, windows, brick or stone. Extra windows c/w muntin bars will be required compared to a home on an interior lot.



Rear Elevations

All homes backing onto or adjacent to open spaces, linear pathways, roadways, will require architectural treatment including open gables with detailing and window trim to match the style of the home.

**Additional area specific requirements may apply and implemented on a phase-by-phase basis.*

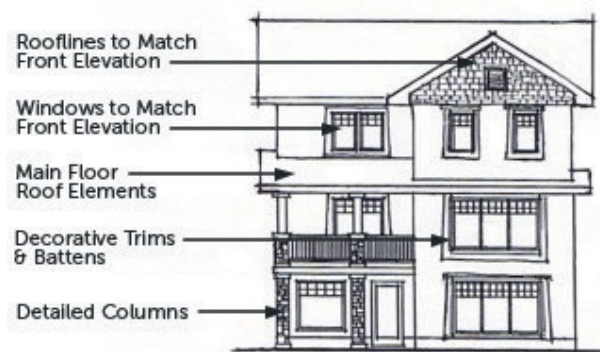


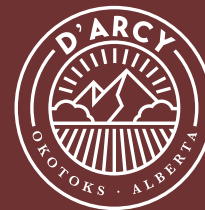
High Visibility Lots



Walkout Lots

Lots designated for walk-out models require special design consideration at the rear elevation. In addition to addressing features as set out for high visibility, these designs must avoid a towering three-storey appearance and must have the deck constructed concurrent with the home. Homes on walk-out lots require roof jogs or box outs and strong deck features. **All decks backing onto greenspace must be finished before possession.**





Minimum Home Sizes (Square Feet)

	Bungalow	Two Storey
Large Front Drive	1,400	1,800
Small Front Drive	1,250	1,500
Laned (rear detached garage)	1,000	1,200
Laned Duplex (rear detached garage)	1,100	1,400

**Street and Townhouses will be reviewed on an individual basis.*

Setbacks, Side yards and Rear Yards

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

Front Yard

- Front drive lots require a minimum setback of 6.0m from front property line to front of house.
- Laned access lots are encouraged to have a front setback of 4.5m from the front property line to the front of house. All front setbacks are measured from back of sidewalk or curb whichever is closer.

Rear Yard

- All lots are encouraged to have a minimum of 7.5m setback from rear property line to foundation.

Side Yards

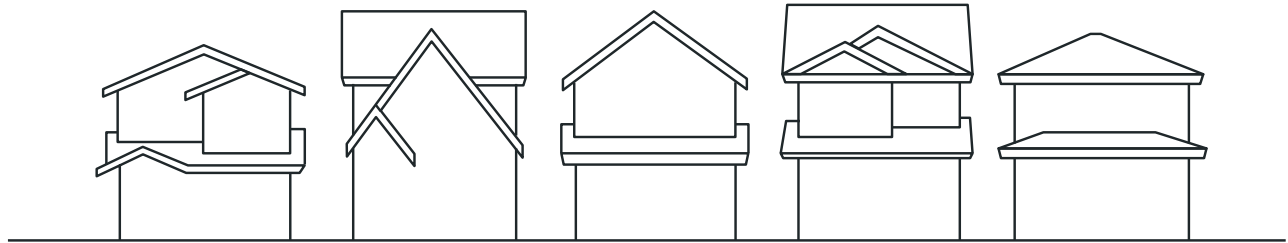
- A minimum of 1.2m on both sides and a minimum of 3.0m from side property line on all corner lots unless a larger setback is required for utility right of ways. The total of both side yards must not exceed 4.0m for interior lots and 6.0m for corner lots.

Overall Design Requirements



Building Massing

Architectural massing refers to the concept of arranging the volumes of house in relation to each other.



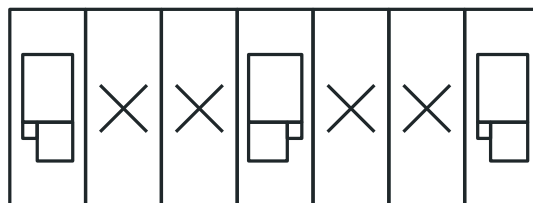
House Elevation Repetition

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.

House Colours Repetition

House siding, stucco, stone, brick or trim colours shall not be duplicated within 3 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. Once submitted each lot is processed on a first come, first served basis.

Overall Design Requirements



Front Entry

Front entries are required to be a minimum of 6 feet 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 may be either wood or pre-cast concrete.

Garages and Garage Doors

All front drive garages are to be a minimum of 20' wide, with a 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 2'0" 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 7'0 or 8'0 high.

The side wall of all garages leading to the main entry, that are longer than 15'0 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.)

Duplex homes with front garages will require a 2'0" 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 20ft x 20ft 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

Overall Design Requirements



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 1.0m 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 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 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.

Materials & Colours



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. Prefinished metal flues and roof vents that blend with the roof colour should be used. Valley flashing must match the roof colour.

Shake Cladding

Full wall Cedar, Cement Fibre or Vinyl Shakes is an acceptable cladding. However, in Vinyl, rough sawn profile will only be permitted. See Design Typologies section in this booklet to determine which house styles "shake cladding" is acceptable on. Additional area specific requirements may apply and implemented on a phases-by-phases bases.



Acceptable



"Not" Acceptable

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 2'0 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.

Materials & Colours



Stone

Stone will be limited to ledgerstone, 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 "flat roofing systems" on flat roofs. Roof colours are limited to darker colours in shades of grey, black, and brown

Stucco

Stucco as a main cladding material will be reviewed on a case-by-case basis, presenting details to the Architectural Manager is strongly encouraged during the early stages of design.

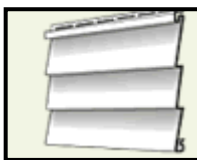
Fibre Cement Siding

Horizontal Lap and Vertical are acceptable profiles. Additional area specific restrictions may apply and implemented on a phases-by-phases bases.

Vinyl Siding

"Traditional 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

Royal's "Colorscaapes"

WedgeWOOD
Granite
Natural Cedar
Midnight Surf
Shamrock
Heritage Blue
Rustic Red

4.5" Lap



Acceptable

Mitten's "Sentry Act"

Rockaway Grey
Grenadier Green
Coffee Bean
Richmond Red
Khaki Brown
Annapolis Blue
Caribou Brown
Aviator Green

Traditional Lap



"Not" Acceptable

James Hardie

Country lane Red
Chestnut Brown
Mountain Sage
Timber Bark
Khaki Brown
Autumn Tan
Heathered Moss

Materials & Colours



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 the Architectural Manager 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.

All homes will be required to use either a rich siding colour or an earth tone colour: however, if an earth tone siding colour is used then the full height of the garage is required to be clad in stone.

General Information



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 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.

Approval Process



In addition to the review and approval requirements of the Town of Okotoks, 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.

Lot Deposit

The Lot Deposit as outlined in your Lot Purchase Agreement shall be either \$10,000 cash or \$10,000 Letter of Credit per lot, up to a maximum amount of \$50,000 for all builders. This deposit must be received by Anthem prior to the release of any approved drawings and grade slip required for building permit.

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 [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 [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

Approval Process



Application Form within the [Lot Sales System](#). Please note that the [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 Town of Okotoks 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 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

Area Specific Requirements



PHASE 1

General

All homes with rear detached garages must have rich premium siding as a minimum siding requirement along with one of the following two options. Examples of acceptable siding colours are listed previously in the document.

Option #1

3/4 Width 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

"OR"

Option #2

Masonry 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.

Corner Lots and High Visibility Side Elevations

The following lots are lots with high visibility from the streets and greenspaces and will therefore require increased architectural detailing on the exposed side elevation.

R-1N

Lot 1 Block 12 Sandstone Drive
Lot 21 Block 12 Sandstone Drive
Lot 1 Block 16 Bearberry Lane
Lot 1 Block 17 Bearberry Lane

R-1S

Lot 1 Block 11 Sandstone Drive

R-2

Lot 14 Block 10 Willow Crescent
Lot 12 Block 13 Willow Crescent
Lot 13 Block 13 Willow Crescent

Area Specific Requirements



PHASE 11

Lot 43 Block 23

This lot has a high exposure side elevation and will require detailed side architectural treatment, such as bump outs, window treatment, muntin bars, stone work, etc.

Lots 2 Block 25 – Lot 30 Block 25

These lots back onto the D'Arcy Ranch Golf Club with great views of the first hole and the Rocky Mountains in the background. These lots will require additional architectural detailing and materials listed below.

- Hardie Board siding (four sides)
- Smartboard trim
- All decks are to be completed at the time of construction
- All deck columns are to be built up and detailed in a way that compliments the house
- All decks require glass panel railings
- Gable treatments on style appropriate rear elevations
- Three car garages are to have a two-foot jog on the third bay
- Side yard fencing to match the developer installed rear property line fencing

Lots 32 Block 25 – Lot 49 Block 25

These lots back onto greenspace and will require additional treatment in addition to the existing guidelines

- Dark premium siding colours
- All decks are to be completed at the time of construction
- All deck columns are to be built up and detailed in a way that compliments the house
- All decks require glass panel railings
- Gable treatments on style appropriate rear elevations
- Side yard fencing to match the developer installed rear property line fencing

Lots 9-17 Block 32

These lots will require Hardie Board siding on the front façade.

Lots 9 Block 32 – Lot 17 Block 32

These lots will require additional treatment in addition to the existing guidelines

- Hardie board siding on front elevations and down the entry side of the garage.
 - Lots 17 and 9 Block 32 will require Hardie board on the Front, Streetside, and rear elevations as a minimum.



Suite 200, 4820 Richard Road SW
Calgary, AB T3E 6L1
Phone 403 265 6180
calgary@anthemproperties.com

anthemproperties.com