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Sixty West

Architectural and Landscape Guidelines

***2024 EDITS ARE IN BOLD/BLUE**

1.0 Introduction

The objective of these architectural guidelines is to ensure the highest standard of visual appeal and image, ensuring compatibility and integration within the community. Outlining the opportunities and constraints of building, these guidelines will assist builders, designers, and home buyers in achieving a positive building experience.

2.0 Limitations

Each Builder/Purchaser is responsible for inspecting the condition of curbs, sidewalks, street lights, services, etc. on his lot and, must submit written notice of any damages to the Developer within 14 days of purchasing the lot, otherwise cost for repairing any damages becomes the sole responsibility of the Purchaser, and will be invoiced to the purchaser by the developer.

These requirements may be altered, amended or varied by the Vendor, at its sole and absolute discretion and without prior notice. The Developer and their designated consultants retain the 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 preliminary pre-approval for any proposed development. All Purchasers/Builders are advised to review this document in its entirety prior to commencing any work on the lands.

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.

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

It is not the purpose of this process to check for compliance with applicable governing statutes and requirements.

Any changes to approved plans must be approved in writing prior to implementation.

Sixty West Architectural and Landscape Guidelines

3.0 Architectural Theme

The extraordinary setting of Sixty West, with its undulating hillsides, lush forest, and boundless walking paths will be the vibrant new heart of Sylvan Lake. The theme of this new community is relaxed sophistication and enduring architecture.

A blend of modern classics will create timeless streetscapes in which each building contributes to the visual identity of this lifestyle community. Scale and massing will reflect architectural intent with four distinct design styles. Encouraging originality and individual expression, style preferences will be selected from the Modern Farmhouse, Modern Craftsman, Modern Prairie, and Modern Contemporary vernaculars.



4.0 House Size, Massing, and Siting

Houses are to have a consistency of mass and volume within the streetscape. As such, house widths and sizes must relate logically and proportionately to the lot width and neighboring houses. Massing, style, and setbacks may be adjusted on a lot to lot basis, to enhance the streetscape. Entranceways must be covered at the first level.

Siting should reflect careful consideration of lot characteristics, relationship and orientation.

4.1 Front Drive Product

Block 2, Lots 15 – 21 and Block 3, Lots 24 – 39, Single Attached

The minimum house width at the front elevation will maximize the building pocket. Offset of the garage by a maximum of 2’ may be included to achieve the minimum width. The minimum entry width, measured on the exterior will be 6’.

Oversized garages (24’ +) must include articulation in the form of a jog (minimum 12”) with a separate roof line and street facing window.

| Building Pocket Size | Minimum House Width | Minimum Entry Width Exterior Measurement |
|----------------------|---------------------|---|
| 30’ | 30’ (28 + 2) | 6’ |
| 32’ | 32’ (30 + 2) | 6’ |
| 34’ | 34’ (32 + 2) | 6’ |

Pie shape lots may incorporate a wider offset, with appropriate massing.

Block 2, Lots 1-14, Semi-Detached

These semi- detached homes must maximize the building pocket.

Sixty West Architectural and Landscape Guidelines

4.2 Rear Lane Product

Block 3, Lots 17-23, Single Rear Detached Garage

The minimum house width at the front elevation will maximize the building pocket.

| Building Pocket Size | Minimum House Width | Minimum Entry Width <small>Exterior Measurement</small> |
|----------------------|---------------------|--|
| 24' | 24' | 6' |

Front verandas on the rear lane product must be minimum 6' deep.

Homes will be two story and bungalow design. Bilevel models are not permitted.

Height can only increase by one story on adjacent lots. If adding third story development, care must be taken to ensure this space does not overwhelm the structure. This may be accomplished by integrating the 3rd floor space into the roof mass with the inclusion of dormers. Lowered fascia and gradual transition will assist in balancing the presentation.



Architectural massing refers to the concept of arranging the volumes of a house in relation to each other and the streetscape. Massing may be adjusted to maintain building proportions and surface areas consistent with the style.

5.0 Repetition

For all product types with the exception of town homes, similar elevations may not be repeated on adjacent lots or directly across. Where there is visibility at the rear of the lot, repetition will apply to both the front and rear elevations of the house.

To ensure diverse and interesting streetscapes, predominance of style will be not more than 50 percent of the streetscape. Example: A 12 lot eyebrow or cul de sac would include a maximum of 6 homes in a single style and in no case will a style be repeated more than two lots in a row.

Semi detached homes will be designed to address unit distinction and avoid mirror image of units at the front and high visibility rear elevations. Variation in wall planes, roof lines window groupings/placements, and finishes are some of the architectural measures that can achieve distinction between units. A jog is required, between units, at both the front and rear elevations.

Sixty West Architectural and Landscape Guidelines



High Visibility Rear Mirror Image Before



High Visibility Rear Mirror Image After

6.0 Corner Lots

Corner lots are highlighted for exceptional treatment. The objective is for the flanking side to reflect the same stylistic distinction and thoughtful detailing associated with the front, as well as features and elements to diminish massing at both street elevations.

- Relief in wall plane is required (jogs/box outs)
- Substantial roof line between 1st and 2nd floor. This roof line must be supported by projections and intersect with same in order to **appear intentional**
- Number of openings suited to wall area (**avoid blank wall space**)
- Detailing consistent with the front elevation, including window grills and trims
- Window configuration and groupings consistent with front and design style
- Appropriate massing and style distinction

Lots affected:

Block 2, Lots 1, 14, 15, and 21

Block 3, Lots 1, 15, 17, 23, 31, 32, and 39



Modern Craftsman Corner Before



Modern Craftsman Corner After



Modern Farmhouse Corner After



r Before

Sixty West Architectural and Landscape Guidelines

7.0 High Visibility Lots

Homes backing onto parks, greenways, and public streets or amenities, will require special design consideration at the rear elevation. These elevations must reflect appropriate massing, window placement, and stylistic distinction consistent with the front elevation. Variation in wall plane and substantial roof mass between floors is required.

Minimum width requirements apply at the rear, for high visibility lots. Semi attached and townhome product must address mirror image of units and unit distinction as well.

Lots affected:

Block 2, Lots 1 - 21

Block 3, Lot 31, 32,



Modern Prairie Rear No Visibility



Modern Prairie Rear High Visibility



Modern Contemporary Rear No Visibility



Modern Contemporary Rear High Visibility

8.0 Moderate Visibility Lots

Homes backing onto the trail require special design consideration at the rear elevation. These elevations must reflect appropriate massing, window placement and stylistic distinction. Variation in wall plane and roof mass between floors is required. Minimum width requirements do not apply at the rear for moderate visibility lots.

Lots affected:

Block 3, Lots 29, 30, and 33 – 39

Sixty West Architectural and Landscape Guidelines



Modern Prairie Rear No Visibility



Modern Prairie Rear Moderate Visibility

9.0 Walk Out Lots

Lots designated for a walk out basement model 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 story appearance and have the deck constructed concurrent with the home. Graduated roof lines sloping to view, dormers, decks, detailing and articulated facades, will be some of these measures.



Modern Farmhouse Appropriate Walkout
High Visibility



Modern Craftsman Appropriate Walkout
High Visibility

10.0 Site Planning and Grading

Careful site analysis should direct the building form to accommodate the natural slope of the land with variations in grade absorbed within the building mass.

Slopes can be used to great advantage in designing homes to positively relate to the landscape and topography. The building must appear to fit comfortably, without overpowering the land supporting it.

Sixty West **Architectural and Landscape Guidelines**

Lot grading must be in strict conformance with the approved grading plans. All plot plans and stakeouts must be done by the designated surveyor, to provide consistency in establishing building elevations throughout the neighborhood. **NOTE: As of 2024, builders may use their own surveyor.**

The Developer reserves the right to adjust grading requirements between units after plans for any affected homes have been submitted.

The number of risers at entry steps may be varied by grade and design. Where the grade calls for more than four steps, the additional risers must be split and integrated into the landscape with terracing and/or retaining structures, and plantings (shrubs and tall grasses).

Entry steps may be constructed of wood, composite board or concrete. Where precast concrete is utilized, the preference is for exposed aggregate.

Wood steps or verandas must be skirted (enclosed) to grade and have closed risers. Skirting may be raised panel or stone/brick. Lattice is not permitted. Verandas/porches must be painted or stained in a finished state, in a color blending with the cladding or trim. The landing and treads may be left in a natural state.

Retaining walls are the responsibility of the Builder and must not compromise the grading design and lot drainage. Natural elements such as rock and responsible wood products are preferred for construction of retaining structures. Landscaping block can also be used and concrete is acceptable if appropriately finished view. Retaining structures of more than 1 meter in height must be stepped to reduce visual mass.

Window wells (where visible) must be constructed of natural elements or responsible wood products. (metal window wells are not appropriate where visible)

A maximum of 1' of exposed parging/concrete will be permitted at the front and visible elevations. At all other elevations, exposure will be restricted to 2'.

11.0 Driveways, Garages, and Walkways

11.1 Front Drive Product

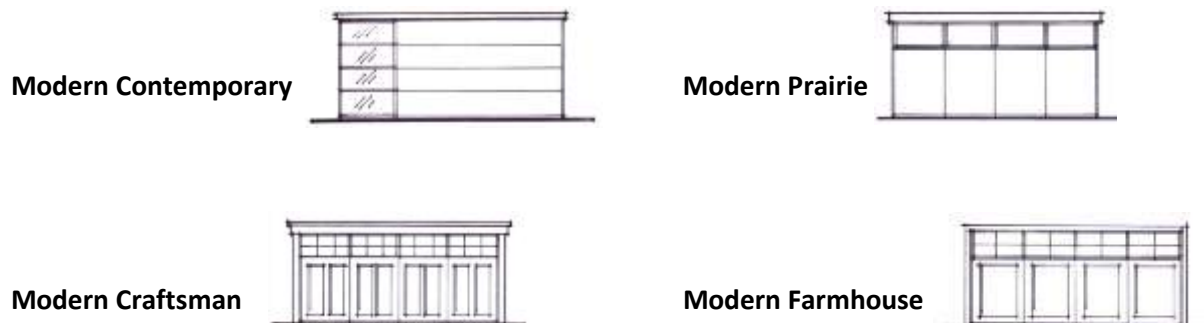
Front drive product will include a one or two car garage as determined by the housing type and located in accordance with the garage location plan. The driveway is not to exceed the width of the garage to the garage front where the width may then flare to include a walkway to the front and/or rear yard. Oversized garages (24' +) must include articulation in the form of a jog (minimum 12") with a separate roof line and street facing window.

Driveways and front walks will at minimum be concrete in broom finish.

Sixty West Architectural and Landscape Guidelines

11.2 Overhead doors

Front drive garage overhead doors will be painted or stained to blend with the exterior and enhance the presentation. Corners of overhead door must be straight or curved. Angled corners will not be permitted. Overhead doors must be an architectural series, appropriate to design style (as shown below or equivalent to)



11.3 Rear Lane Product

Lane product will include a garage pad* for two vehicles within the rear yard, or minimum number as determined by unit type.

Detached garages should be consistent with the dwelling in style finish, and color. The overhead door may be a standard design in white or a painted/stained finish to blend with the color scheme.

Driveways and front walks will at minimum be concrete in broom finish.

12.0 Roof Massing

Roof shapes and slopes are a major component in the architectural expression of each style – see style profiles.

Shingle products approved for use include:

IKO Cambridge, BP Mystique, Gaf Timberline, Owens Corning Duration, in a range of earth tone colors. Other roofing products will be considered on an individual basis.

Standing seam metal roofing may also be used, appropriate to architectural style.

Eave overhangs are specific to architectural style – see style profiles.

Fascia will be a minimum 6". Wood or composite board fascia is encouraged.

Cantilevers and box outs on visible elevations must include a separate roof line and minimum overhang.

Any flues or chimneys must be contained in a corbelled chase, appropriate to style.

Sixty West Architectural and Landscape Guidelines

13.0 Exterior Cladding and Architectural Treatments

Specific to style (see style profiles)

Exterior cladding will include:

- James Hardie Select Cedarmill siding or equivalent
- Acrylic stucco
- Premium* Vinyl Siding in Traditional or Bevel Profile
- Can Exel lap siding
- Can Exel Ridgewood D5 (Modern Farmhouse and Modern Craftsman only)
- Brick or stone in stacked application
- Shakes, James Hardie or equivalent (*Straight Edge only*)
- Composite board flat panels

Appropriate
Lap Siding Profile:



**Traditional series vinyl siding may be approved for the Modern Farmhouse on an individual basis and in a restricted range of colors*

All homes will include an additional finish at visible elevations. Appropriate to design, this finish will be applied to enhance and reinforce the styling. Materials will include but are not limited to:

- Smooth or textured flat panel
- Stucco panels
- Vertical siding
- Board and Batten
- Decorative shakes
- Corrugated Aluminum
- Cedar T&G longboard siding
- Premium metal, aluminum and heavy gauge PVC/vinyl longboard T&G

Stone and trim detailing will be returned a minimum 24" at side elevations.

Trim details will be Smart Board or equivalent in size appropriate to style, and installed at openings on all visible elevations. Stucco exteriors may also feature raised stucco trims. (Metal or vinyl trim not permitted)

14.0 Defining Details and Entrance Treatment

See individual style profiles for defining details. Entry door must be oriented to the front street.

Minimum entry width – six feet

Minimum Veranda depth – six feet

Entrance ways will be covered at the first level.

Entry doors must be style appropriate. Manufacturer, product code and catalogue image must be expressly approved.

Sixty West **Architectural and Landscape Guidelines**

15.0 Window Styles and Placements

See style profiles.

Window grills will be minimum 5/8" and the same color as the sash.

16.0 Colors

Colors will be appropriate to architectural style as set out in the Style Profiles. Colors will not be repeated on adjacent lots. Trim and fascia must be a single color. A third accent color is required in a bright/bold selection that is not a tone of the primary colors and will generally be applied at the entry door.

Streetscapes will be monitored for diversity and in no case will tones of brown, grey, taupe, or sage, be repeated in a sequence of more than three lots. Notwithstanding the foregoing, the predominance of a color/tone will not be permitted within any portion of the neighborhood.

All exterior color schemes will be approved on a house by house basis. The Developer reserves the right to approve or disapprove any color scheme.

See attached Appendix for color scheme examples

17.0 Solar Panels and Skylights

Skylights are permitted in a flat design, installed inconspicuously.

Solar panels may be installed. When utilized on a garage roof, the panels must be installed at the side yard rather than the entry side. Panels must be operational in a flat mount position only. The shingles and solar panels must be selected carefully, to blend in color and finish.

18.0 Accessories

Railings will be specific to style:

Modern Farmhouse and Modern Craftsman – traditional picket style at front elevation

Modern Contemporary and Modern Prairie – glass panel with tubular post and rail

The railings at rear elevations for all styles may be either traditional style or glass panel style.

Exterior lighting fixtures will be style appropriate. Soffit lighting is suited to the Modern Prairie and Modern Contemporary only. See illustrations attached in Appendix for style inspiration.

19.0 Address plaque

House numbers must be permanently affixed by the homeowner at time of Final Inspection, and will exemplify the quality, character, and styling of the home. Style appropriate examples have been provided for inspiration.

Sixty West Architectural and Landscape Guidelines

20.0 Landscaping

Landscaped yards in Sixty West will be filled with wildflowers, windswept grasses and lake inspired flora, creating a welcoming path to the front entry. The planting of natural and indigenous species are encouraged. Large rocks, boulders and dry river rock beds are well suited to the neighbourhood styling and may incorporate wood features such as stumps. Shaded areas will be created with billowy shrubs and trees, mixed with pine and spruce evergreens. The lake look is casual and tidy. Tree and shrub colors should be a mix of tones while flowering varieties should emulate sea glass, with soft pinks, purples, creams and blues.

21.0 Minimum Requirements

It is the requirement of the Homeowner to have a landscape island in the front yard installed – as per the example or equivalent to the example in Appendix 'G' (2024). The Builder must include this in the construction contract and installed by the Builder.

At minimum, the rear yard is to be fully sodded with additional landscaping at the owner's discretion. The owner may either complete the rear yard on their own or may request to have the rear yard landscaping added to their selected landscaping package.

The objective of the landscape requirements is to achieve greenery. Wood and rock mulch must be restricted to shrub and tree beds and cannot cover more than forty percent of the landscaped yard, with the balance being sod. Large expanse of hard surface landscape will not be permitted. Colored shale, white landscape rock, and colored wood mulch are not suitable materials in this natural setting.

Artificial turf may be approved on an individual basis. Landscape plan must be submitted to the Developer for approval. **This may be in the form of hand-written sketch if neatly written and adequately organized and detailed.**

22.0 Landscape Deposit

All landscaping must be completed within twelve months of occupancy (subject to seasonal limitations). To ensure compliance with the landscaping requirements, a \$4000 deposit must be paid by the Purchaser to the Developer, to be refunded by the Developer upon satisfactory completion of **architectural integrity, site clean-up and landscaping.**

23.0 Final Inspection and Deposit Return

Upon advice from the Builder of completion of the home, site works and landscaping, a site review will be carried out to confirm conformance to the Guidelines and approvals previously granted. Advice of completion must include a final inspection and approval from the Town of Sylvan lake. The annual cut off for final inspection requests is September 15th.

Following the Developer's final approval, the Developer will authorize the release of the deposit.

The Developer provides for a final inspection and a single re-inspection if required. If additional inspections are requested, a charge will be incurred by the Builder, in the amount of \$350.00 (three hundred fifty dollars) plus GST, payable to Mercury Group Inc. at time of request.

Sixty West Architectural and Landscape Guidelines

24.0 Fencing

- The Developer will complete rear yard fencing, **as indicated in the Master Plan.**
- Side yard fencing to be matching decorative metal. Any desired privacy screening should be in the form of landscaping plantings.
- All fencing must be consistent in design and colour with the fencing style established for the subdivision. See Appendix 'F' for fencing details.

25.0 Accessory Buildings

Where structures are visible from public adjacencies, the exterior finish, style and color shall compliment those used on the house. Roof style and materials are to match the materials used on the roof of the house.

Accessory buildings on lots backing onto an amenity, with decorative metal fencing, must be a minimum of three meters back from the rear fence line

26.0 Approval Process

26.1 Preliminary Submission

All plans to be marketed in Sixty West must be pre-approved. This process will ensure the proposed plan is consistent with the objectives of the guidelines and the final application will be without unforeseen changes. The prelim process is also an opportunity to standardize multiple elevation styles for a single model, avoiding repetition restrictions for the best-selling plans.

Prelim model approvals are not lot specific and will be processed by email, outside of the ClearView system. Send scale drawings (3/16" or 1/8") to reception@mercury-group.ca. Each plan to include:

- Floor plans
- Elevations (all 4 sides)
- Model identification
- Style designation

It is the Builder's responsibility to address the requirements of the architectural guidelines and to demonstrate the characteristics and merits of the style, prior to submission.

The proposal will be reviewed in its entirety and designated approved, approved subject to conditions or not approved. Once the preliminary model approval has been granted you may proceed with working drawings and final application.

With the models pre-approved, your design and sales departments can reserve model, style, and colors in ClearView.

For lots with high visibility (corner or rear) a prelim review can be submitted in the ClearView lot file, through 'Ask a Question'.

Sixty West
Architectural and Landscape Guidelines

26.2 Final Application

Applications are processed in ClearView Suite, a web based software program designed to manage all aspects of the house plan approval process. The system has the capability to receive and process applications, information requests, preliminary submissions, color reservations, revisions, and final inspections. The system is a resource accessed by the builder, developer and consultant. All communication is date and time stamped for transparency and is archived permanently online for reference as needed.

Interactive maps are the hub for reference and activity. Before applying for a development permit, the applicant must submit plans for approval through the online ClearView System. Please contact Mariah Consulting Ltd. for log in information.

Final Application shall include the following:

- a) Application specs
- b) One set of working drawings at 3/16" or 1/8": 1' scale (any changes from the preliminary model approval must be specifically listed)
- c) Final plot plan prepared by the designated surveyor at 1:300 scale
- d) Color or material samples as may be required

Mariah Consulting Ltd. will review the plan and recommend approval, modification, or rejection of the application based on the adherence of the plans to these guidelines.

Should disputes arise, the Developer shall make the final decision on the acceptability of plans. After approval, the plans may not be altered without prior written approval.

Approval of any and all house plans will be at the sole and unfettered discretion of the Developer.

Homes will be reviewed on their individual merits of design, massing, proportion and compatibility and, where the Developer and/or Architectural Consultant considers the plan to be exceptional, and, provided that the house conforms with the general trend of the neighborhood, exception may be granted.

No stakeout will proceed until architectural approval is granted.

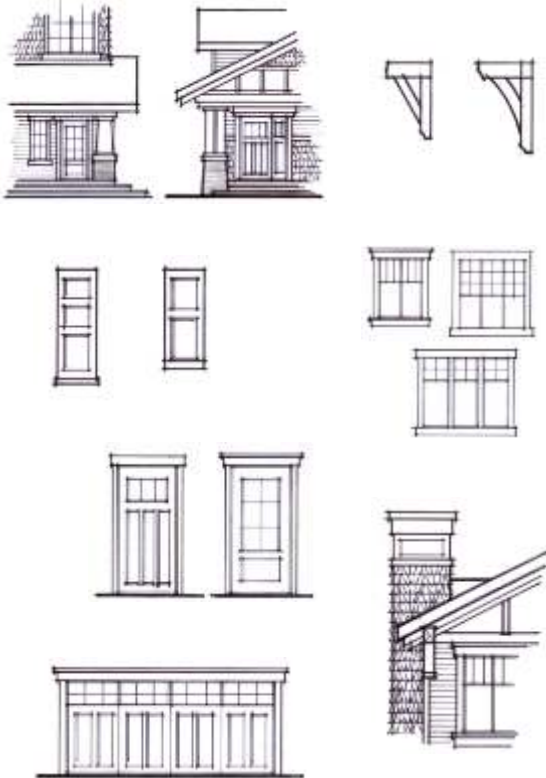
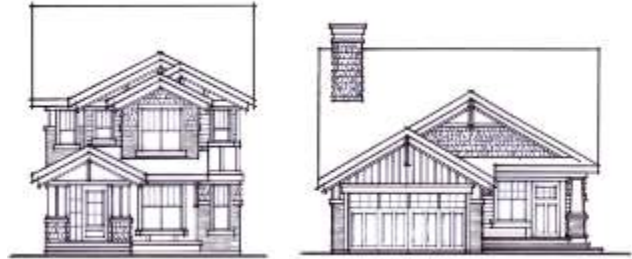
No sale is to be presented as final to a prospective purchaser until the final approval of plans, elevations, lot siting and color scheme has been given by the Developer or their consultant. The home builder shall be fully and solely responsible for such representation.

The information contained herein is intended as a guide. Neither the developer nor its designated consultant shall have any liability whatsoever for any defect or lack of suitability in any of the material or products suggested by or required by these guidelines. The developer and its designated Consultant make no representation or warranties as to the accuracy or completeness of this information. The enforcement of these guidelines and interpretation of same shall be at the sole discretion of the Developer. The Developer reserves the right to revise these guidelines without notice.

Sixty West Architectural and Landscape Guidelines

Appendix 'A' Style Profiles

The **Modern Craftsman** home is characterized by low slung roof lines and an articulated façade

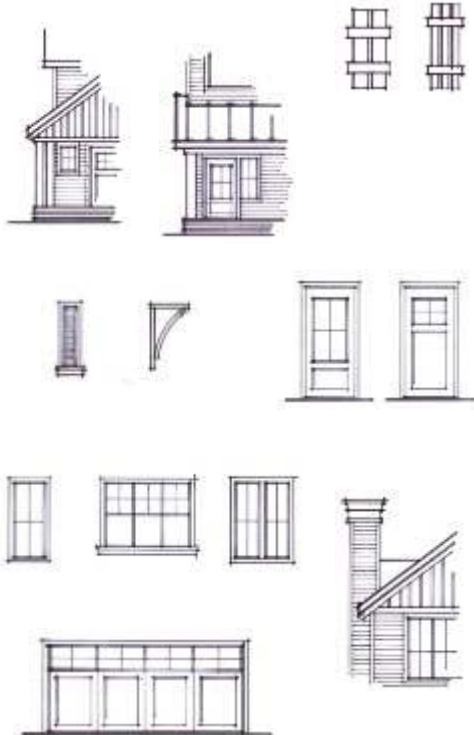


- Typically the Arts & Crafts is a two story home with a side facing gabled main roof with intersecting front facing gables and shed roofs. Bungalow models will be considered on an individual basis.
- Massing is comfortable and inviting
- A minimum of four variations are required at the front façade
- Windows have vertical orientation and include a traditional grill pattern. Window configurations do not include round top or rake windows. Boxed out windows may be a feature. Bay and bow windows are not suited
- Trims are simple and often include a sill detail
- Angle brackets and decorative braces (beams) are installed under the gables
- Shakes, flat panel, Board & Batten, and vertical siding are installed in horizontal layers, as an additional finish at visible elevations
- Roof slope will be no less than 5/12 and not greater than 7/12, Roof overhangs will be minimum 24"
- The entry will be an inviting veranda or porch, covered at the first level
- Colors suited to the Craftsman style are nature inspired palettes in dark tones or historical colors, highlighted by light contrasting trims
- Suited stone profiles are Mountain Ledge, Rustic Ledge, Cliffstone and Bluffstone



Sixty West Architectural and Landscape Guidelines

The **Modern Farmhouse** home is characterized by moderate (7/12) to high sloping gable roof lines and a flat façade. Articulation is often added with projections and secondary roof lines

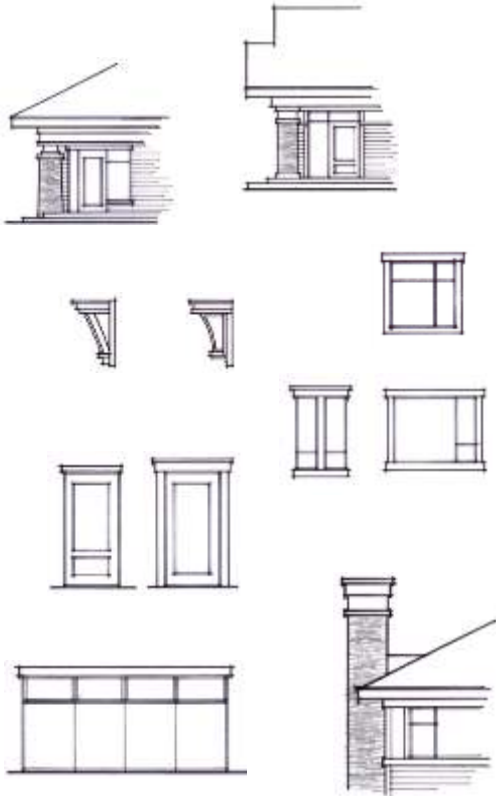


- Roof form will present simple shed roofs with intersecting gables facing view. Cottage roofs are not suited to this style with the exception of a low slope secondary roof, ie at the entry
- A standing seam metal roof may be utilized in lieu of asphalt
- The style is defined by simplicity, essential distinction and the absence of ornamentation. Horizontal and vertical sidings dominate the façade, emphasizing the simple lines and even planes. Asymmetric elements may add interest and shakes add texture
- Openings are trimmed with a narrow surround. Slim angle brackets may be installed for visual support and gable ends include a narrow shadow band
- Window configurations and placements punctuate the Modern Farmhouse style with deference to the utilitarian. Windows include a singular vertical and/or horizontal grill/mullion
- Entrance is covered at the first level with a shed or cottage roof. An awning style metal shed roof may be a feature
- Colors suited to the Modern Farmhouse are light tones in natural hues with tonal fascia/trim and black or white windows & grills or historical colors with a light contrast at the fascia and trim and white windows & grills only
- Suited stone profiles are Stacked or Pro-Fit stone and Brick. Stone should be variegated and either tonal or a darker contrast and brick must be solid (non-variegated) and may be tonal, a darker contrast or red-toned



Sixty West Architectural and Landscape Guidelines

The **Modern Prairie** home is characterized by gently sloping hip roofs and simple, understated proportions

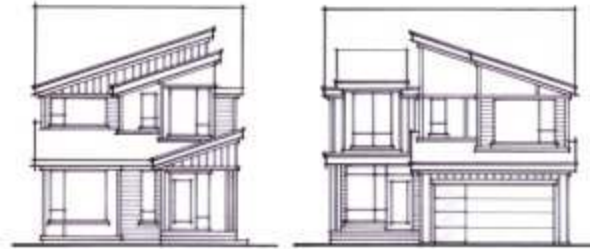


- Two story models will be featured in the Prairie style. Bungalows will be considered on an individual basis
- Second floor development above the garage must be articulated
- Windows are large and consistent in shape and may be uncluttered by grill pattern or include a single horizontal mullion
- Elliptical, round top, rake or otherwise decorative windows are not suited. Clerestory windows are a defining element. Boxed out windows may be a feature, while bay and bow windows are not appropriate
- Trims and surrounds are simple yet definite, emphasizing the horizontal
- Flat panel details will add a contrasting texture and hue
- Large angle braces and false beams may be a feature
- Roof slope will be no less than 5/12 and not greater than 6/12. Minimum roof overhang is 24" with 36" being optimum
- The entry is recessed and covered at the first level, defined by large columns
- Prairie homes are finished in Lap siding or acrylic stucco
- Colors suited are mid to dark earth tones with monochromatic or darker trims
- Suited stone profiles are Stacked stone, Mountain Ledge, Cliffstone and Brick



Sixty West Architectural and Landscape Guidelines

The **Modern Contemporary** home is characterized by roof forms that dominate the façade.

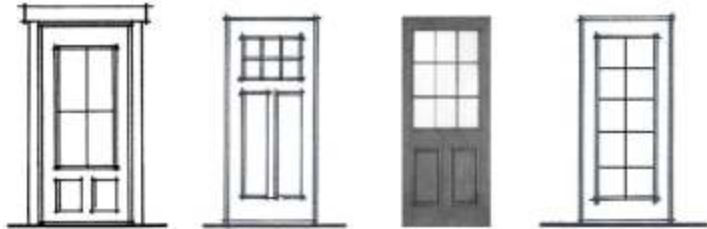


- Slopes may be moderate with wide eaves or high shallow eaves. Sloped roof may be paired with a secondary flat roof feature. Standing seam metal roofs may be a feature. Although unconventional at a glance, asymmetric elements are organized and intentional rather than random. Outdoor spaces appear to extend into the living area
- Contemporary designs derive distinction from simplicity and restraint with unique variations in building form. The style has simple elegant lines rather than colliding geometric shapes and present comfortable proportions
- Entrances are recessed and uncluttered, framed by unique cover within the height of the main floor
- Glazing is extensive and placed with diversity. Windows will be unadorned by grill pattern or include a single horizontal or vertical mullion in unusual placements
- Horizontal elements, layered levels and staggered wall planes adjust the scale. Trims are definite rather than ornamental
- False beams may be a feature
- Wall surfaces may be Lap siding or acrylic stucco with alternate finishes applied in panel effect at visible elevations. These alternate finishes may include smooth or textured panels, vertical siding, Longboard siding and corrugated aluminum in a matte finish
- Colors are warm dark earth tones with bold and rich contrasts in smooth or reflective finishes. Fascia and trim may be tonal or a soft light or dark contrast. Stone should be tonal or a darker contrast
- Suited stone profiles are Stacked, Ledgercut, Brick and Cliffstone



Sixty West
Architectural and Landscape Guidelines
Appendix 'B'
Entry doors

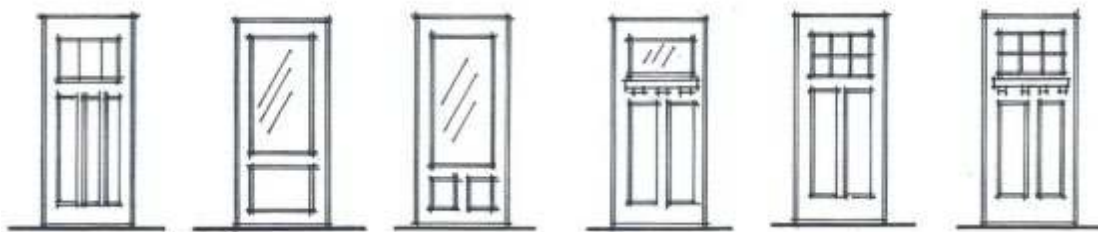
Modern Farmhouse



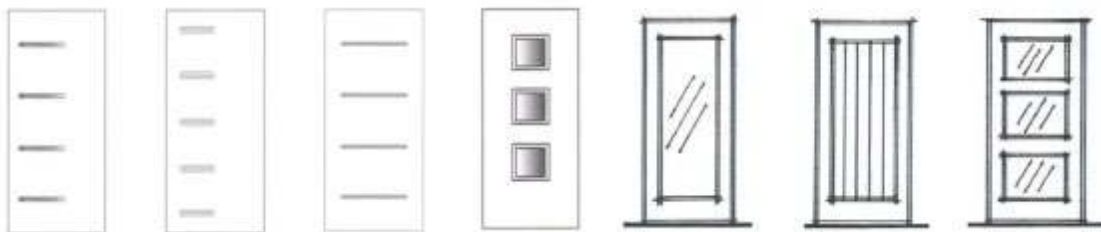
Modern Prairie



Modern Craftsman



Modern Contemporary



Sixty West
Architectural and Landscape Guidelines
Appendix 'C'
Lights

Modern Farmhouse Lights



Sixty West
Architectural and Landscape Guidelines

Modern Prairie Lights



Sixty West
Architectural and Landscape Guidelines

Modern Craftsman Lights



Sixty West
Architectural and Landscape Guidelines

Modern Contemporary Lights



Sixty West
Architectural and Landscape Guidelines
Appendix 'D'
Address Numbers

Modern Prairie



Modern Contemporary



Modern Craftsman



Modern Farmhouse



Sixty West Architectural and Landscape Guidelines

Appendix 'E' Sample Color Schemes

Sixty West Color Sample Selections By Style

Modern Craftsman - Colors suited are nature inspired palettes in dark tones or historical colors, highlighted by light contrasting trims.

Suited Stone Profiles: Mountain Ledge, Rustic Ledge, Cliffstone, Bluffstone

| | | | | |
|----------|---------------|-----------------|----------------------|-----------------------|
| Siding | Fascia & Trim | Shakes | Entry Door | Stone |
| Shamrock | Clay | Woodstock Brown | HC-37 Mystic Gold | Saratoga Rustic Ledge |
| Walnut | Linen | Timberbark | CC-810 Hudson Bay | Prescott Bluffstone |
| Redwood | White | Monterey Taupe | 2161-30 Dark Mustard | Lantana Cliffstone |

Modern Farmhouse - Colors suited to the Modern Farmhouse are light tones in natural hues with tonal fascia/trim and black or white windows/grills or historical colors with a light contrast at the fascia and trim and white windows/grills only. Stone should be variegated and either tonal or a darker contrast and brick must be solid (non-variegated) and may be tonal, a darker contrast or red-toned.

Suited Stone Profiles: Stacked Stone, Pro-Fit or Brick

| | | | | |
|---------------|---------------|----------------|-----------------------|---|
| Siding | Fascia & Trim | Board & Batten | Entry Door | Stone |
| White* | White | White* | CC-570 Forest Floor | Crimson Creek Ironspot Brick (Hebron Brick) |
| Clay* | Clay | Clay* | HC-154 Hale Navy | Castaway Stacked Stone |
| Midnight surf | White | Midnight surf | CC-62 Sundried Tomato | Nantucket Stacked Stone |

Modern Contemporary - Colors suited are warm dark earth tones with bold and rich contrasts in smooth or reflective finishes. Fascia and trim may be tonal or a soft light or dark contrast. Stone should be tonal or a darker contrast.

Suited Stone Profiles: Stacked Stone, Ledgecut, Brick, Cliffstone

| | | | | |
|----------|------------------|-----------------|----------------------|---------------------------|
| Siding | Fascia & Trim | Panels | Entry Door | Stone |
| Walnut | Commercial Brown | Evening Blue | 2172-10 Copper Clay | Chapel Hill Stacked Stone |
| Granite | Clay | Countryside Red | CC-4 Camelot | Banff Springs Cliffstone |
| Shamrock | Cactus | Woodstock Brown | HC-50 Georgian Brick | Castaway Stacked Stone |

Modern Prairie - Colors suited are mid to dark earth tones with monochromatic or darker contrasting trims and stone.

Suited Stone Profiles: Stacked, Mountain Ledge, Cliffstone, Brick

| | | | | |
|----------------|------------------|-----------------|------------------------------|---------------------------|
| Siding | Fascia & Trim | Panels | Entry Door | Stone |
| Toasted Almond | Antique Brown | Timberbark | HC-64 Townsend Harbour Brown | Montecito Cliffstone |
| Bark | Commercial Brown | Woodstock Brown | CC-124 Louisiana Hot Sauce | Mesa Verde Mountain Ledge |
| Weathered Grey | Ironstone | Rich Espresso | 2073-10 Dark Purple | Slate Grey Stacked |

Siding colors referenced are from the Royal Premium Designer palettes (*Note: Traditional series vinyl siding may be approved for the Modern Farmhouse style on an individual basis and in a restricted range of colors)

Shake and Panel colors referenced are James Hardie

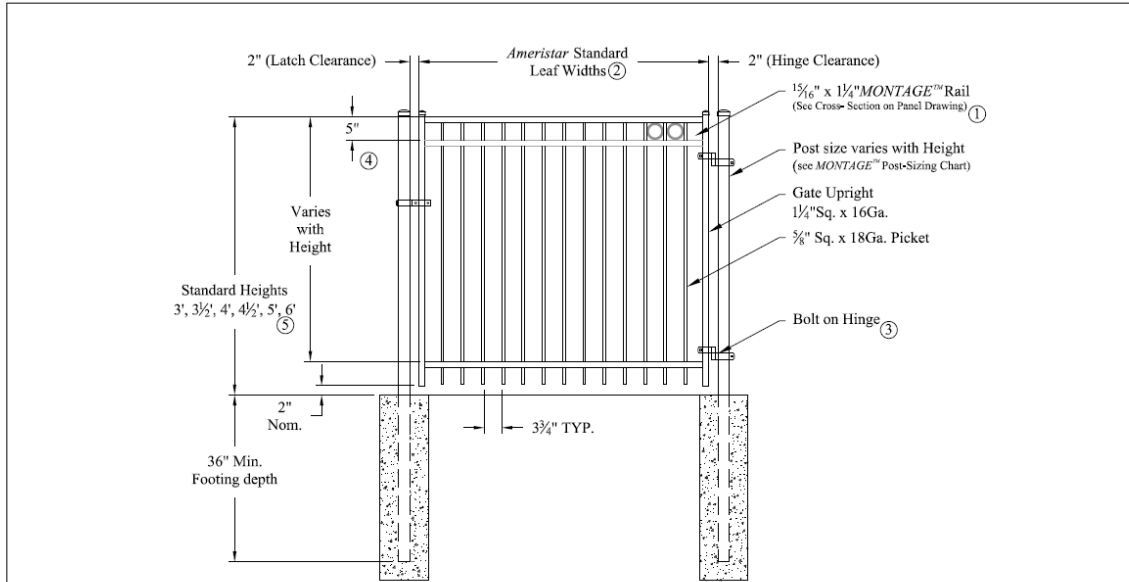
Stone referenced is manufactured by Eldorado (unless otherwise noted)

Fascia/Trim colors referenced are Royal

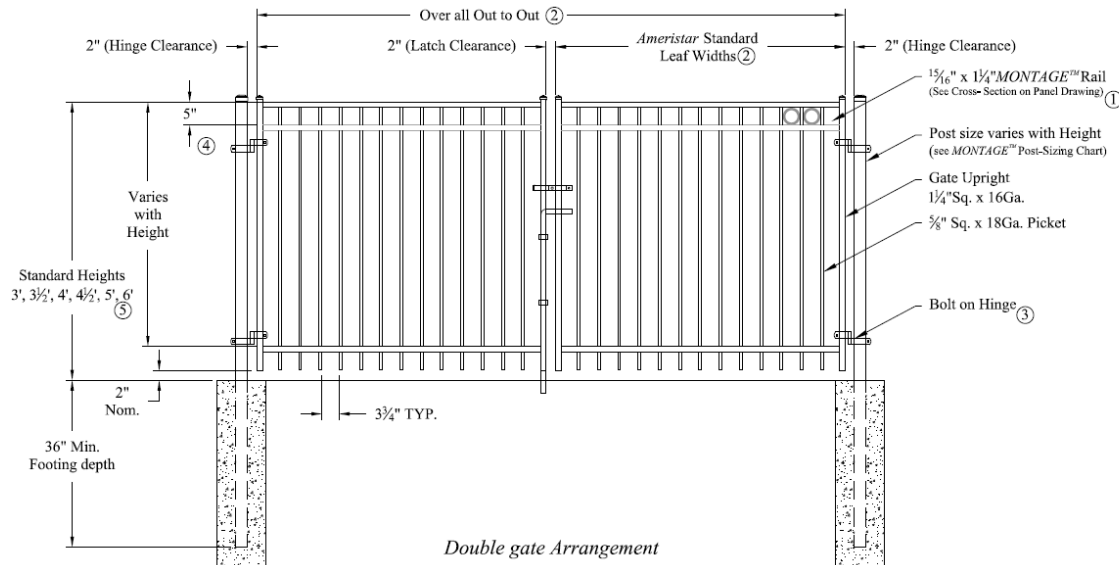
Entry door paint colors are Benjamin Moore

Sixty West
Architectural and Landscape Guidelines
Appendix 'F'
Fence Detail

Height: 5'
Color: Black




- NOTES:**
- 1.) Post size depends on fence height, weight and wind loads. See *MONTAGE™* specifications for post sizing chart.
 - 2.) See *Ameristar* gate table for standard out to outs. Custom gate openings available for special out to out/leaf widths.
 - 3.) Additional styles of gate hardware are available on request. This could change the Latch & Hinge Clearance.
 - 4.) Third rail required for *Double Rings*.
 - 5.) Available in 3" air space and/or Flush Bottom on most Heights



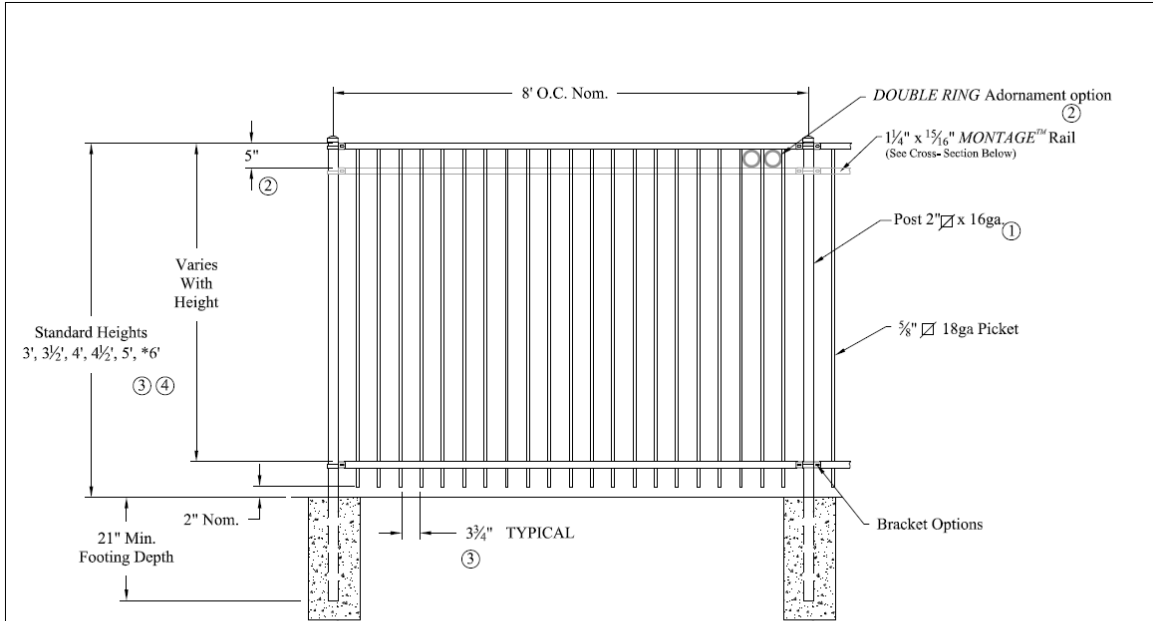
Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements. RMISOG

RESIDENTIAL WELDED STEEL GATE

| | | | | | |
|--|---------------|---------------------|--|---|--|
| Title: MONTAGE MAJESTIC 2/3-RAIL SGL & DBL GATE | | | |  AMERISTAR® | 1555 N. Mingo Tulsa, OK 74116 1-888-333-3422 www.ameristarfence.com |
| DR: CI | SH: 1 of 1 | SCALE: DO NOT SCALE | | | |
| CK: ME | Date: 6/28/10 | REV: b | | | |

Sixty West Architectural and Landscape Guidelines

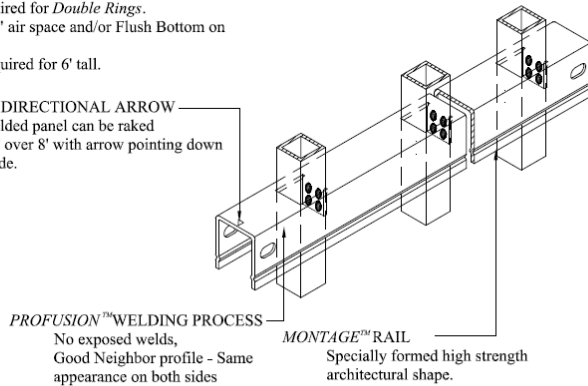
Height: 5'
Color: Black



NOTES:

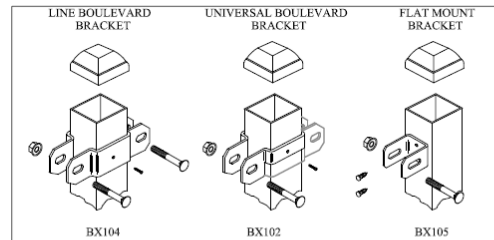
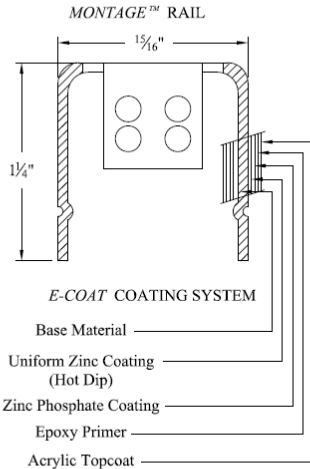
- 1.) Post size depends on fence height and wind loads. See MONTAGE™ specifications for post sizing chart.
- 2.) Third rail required for Double Rings.
- 3.) Available in 3" air space and/or Flush Bottom on most heights.
- 4.) Three rails required for 6' tall.

RAKING DIRECTIONAL ARROW
Welded panel can be raked 45° over 8' with arrow pointing down grade.



PROFUSION™ WELDING PROCESS
No exposed welds, Good Neighbor profile - Same appearance on both sides

MONTAGE™ RAIL
Specially formed high strength architectural shape.



Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

RMISO

**RESIDENTIAL WELDED STEEL PANEL
PRE-ASSEMBLED**

| | | | |
|---|---------------|---------------------|--|
| Title: MONTAGE MAJESTIC 2/3-RAIL | | | |
| DR: CI | SH: 1 of 1 | SCALE: DO NOT SCALE | |
| CK: ME | Date: 7-19-11 | REV: c | |

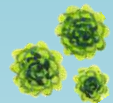


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SIXTY WEST



Minimum Landscape Requirements



Tree & Plant Library

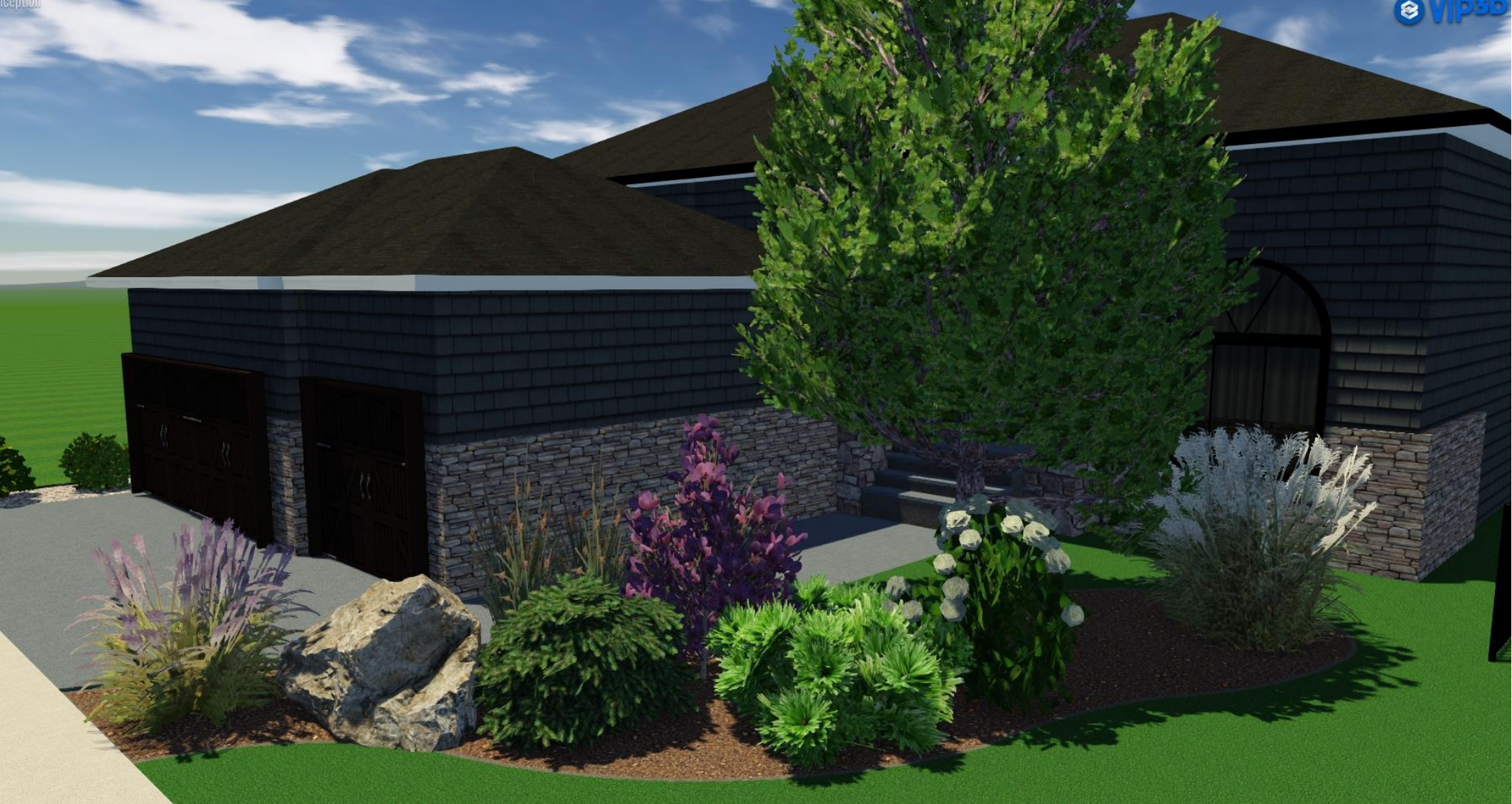


Deciduous & Coniferous



Hardy Perennials & Grasses

Sixty West
Architectural and Landscape
Guidelines Appendix 'G'
Updated For 2024



MINIMAL LANDSCAPING EXAMPLE OR EQUIVILANT TO THIS

X1 Coniferous Tree (5 Gal)
X2 Deciduous Shrubs (2 Gal)
X2 Coniferous Shrubs
X3 Grasses (15cm)
X1 2ft Rock

OR

X1 Coniferous Tree (10 Gal)
X1 Deciduous Shrubs (2 Gal)
X3 Coniferous Shrubs
X3 Grasses (15cm) X2 Annuals(9cm)



SIXTY WEST

Front Island with Mulch and Edging



SIXTY WEST

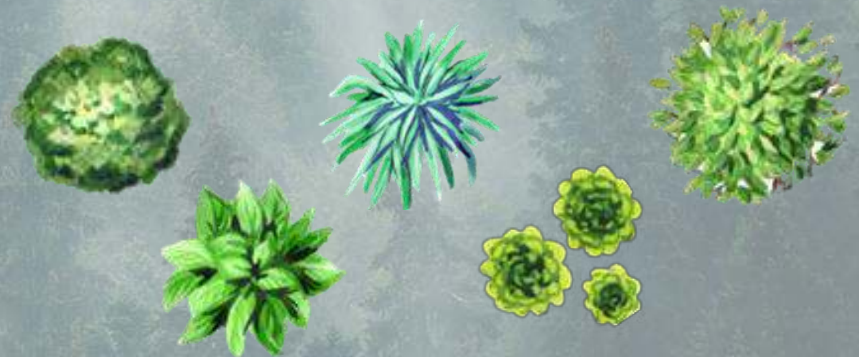


SIXTY WEST

Tree & Plant Library

Choosing plants can be a hard task as there are multiple things to consider such as, sunlight, shade, wind, drainage, access to water, foot traffic patterns — and the balance between lawn, shrubs, flowers and grasses. A planting plan that considers these and other factors is an important first step in your garden planning! Other factors to consider while choosing your plants are the seasons, maintenance, and what zones your plants can handle. Listed in this library are some recommended plants for your new home!

****Some Trees and Shrubs may have an additional charge depending on the tree/shrub chosen. ****



Deciduous Trees

de·cid·u·ous

means "falling off at maturity" and "tending to fall off", in reference to trees and shrubs that seasonally shed leaves, usually in the autumn; to the shedding of petals, after flowering; and to the shedding of ripe fruit



Alder



Ash Tree



Birch



Elm

Brandon American Elm
Greenspire Little leaf Linden
Snowbird Hawthorn
Toba Hawthorn
Siberian Larch
Weeping Larch
Rosthern Flowering Crab
Royal Beauty Weeping
Flowering Crab
Swedish Aspen
Princess Kay Plum

Amur Maple
Amur Cherry
Paper Birch
European mountain ash
Tatarian Maple, Hot Wings &
Rugged
Regal Prince Oak
Paper Birch
Horse Chestnut
Ohio Buckeye
Dwarf Korean Lilac- Top Graft



Toba Hawthorn

Deciduous Shrubs & Flowers

Bog Rosemary

Barberry

-Cherry bomb, Concorde, Rose glow etc.

Turkestan Burning Bush

Hydrangea

Ninebark

Purple Leaf Plum (Sandcherry)

Russian Almond

Double Flowering Plum

Royal Purple smoke bush

Lilac assortments

Cone Flower

Daisy

Poppy

Astilbe

Hosta

Russian Sage

Peony

Salvia

Sedum



Astilbe



Russian Sage



Cone flower



Royal burgundy Smokebush

Coniferous Trees

\ kō- 'ni-fə-rəs , kə- \

Conifer : any of a group of mostly evergreen trees and shrubs (as pines) that typically produce cones and have leaves resembling needles or scales in shape. **Other Words from conifer.** coniferous



SCOTS PINE



CYPRESS



NORWAY SPRUCE



CEDAR



LARCH



JUNIPER

White Spruce

Colorado Spruce

Columnar Colorado Spruce

Columnar Norway Spruce

Hoopsii Spruce

Swiss Stone Pine

Columnar Scotch Pine

Austrian Pine

Mountain Pine

Ponderosa Pine

Scots Pine

Hicks Yew

Columnar White Pine

Weeping Norway Spruce

Bristlecone Pine

Vanderwolfs Limber pine

Blue Shag White Pine



Hoopsii Spruce

Coniferous Shrubs

- Birds Nest Spruce
- Little Gem Spruce
- Dwarf Norway Spruce
- Dwarf Mugo Pine
- White Shag
- Blue star Juniper
- Globe Spruce
- Blue Shag White Pine
- Ohlendorffi Spruce



"Blue Shag" White Pine

Ornamental Grasses

- Karl Foresters Feather Reed
- Big Bluestem
- Variiegated feather Reed Grass
- Elijah Blue Fescue
- Little Blue Stem
- Blue Oat Grass
- Purple Fountain Grass
- Idaho Fescue
- Overdam



**Karl F.
Blue Oat
Elijah Blue Fescue**