

Glenridding

RSL

Stage 3

Architectural Design Guidelines

Includes: Block 5, Lots 9 - 45 (inclusive)
Block 5, Lots 66 & 67 (inclusive)
Block 6, Lots 7 - 32 (inclusive)

September 27, 2012

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1. OBJECTIVE

The following Architectural Guidelines have been compiled to assist you in problem free construction. We have taken steps to ensure that this information and engineering plans cover all aspects of design and construction in an effort to minimize problems prior to construction.

2. CONCEPT

The Architectural Guidelines are designed to provide visual control for the building massing, siting, style and colour, and to obtain the best possible streetscape appearance. Alternate exterior treatments may be requested to reinforce the streetscape. Emphasis will be concentrated on trying to create a strong "CURB APPEAL" to each home through attention to detail on the front elevation. In addition the landscaping requirements will form a strong complement to the proposed tree lined boulevards. A heavily landscaped front yard will be a requirement to ensure a mature streetscape for the neighborhood.

3.0 DISPUTES

Should any questions or disputes result from individual concerns; the Developers decision will be final.

4.0 HOUSING DESIGN

Because of a wide variety and individual taste in house types in any development, care must be taken to incorporate these unique values into our development, giving special attention to each home's relationship with neighbouring properties.

To achieve the highest possible standard of visual appeal, a requirement for architectural detailing and continuity will apply to all homes. The natural landscape setting and history of the area provides for the perfect setting for this collection of **Arts and Crafts , Craftsman, Tudor and Prairie themed homes**. The architectural themes we have selected provide elements that can be incorporated in a diverse range of styles, in a variety of applications. This framework will encourage originality and individual expression while the pattern of coordinated components and features establish the character of Glenriding.

These elements will include strong entrance treatments, the use of window grills and trim boards. The use of design elements particular to each style is required, but all plans will be reviewed on their own merits. Stucco exteriors will be considered on an individual basis with consideration for the appropriate detailing and style.

4.1 HOUSE SIZE

Houses are to have a consistency of mass and volume within the streetscape. As such, house widths and sizes must relate proportionately and logically to the lot width and neighbouring houses. Individual homes will be reviewed on their own merits of design, massing, proportion and compatibility. The minimum house width must be within four feet of the recommended building pocket on lots greater than a 28'-0" pocket. The minimum house width is 26'-0". The maximum garage offset allowed is four feet and may be increased to 6'-0" for pockets greater than 32'-0".

4.2 REPETITION

Similar or identical front elevations may not be duplicated within two lots or directly across the street, (XOAX) unless significant changes have been made to the house style, roof pitch and exterior materials to the satisfaction of the Architectural Consultant. It is recommended that the same or similar model should have at least one lot between homes. Repetitive use of elevations, this includes front elevations as well as high visibility rear elevations will be monitored to ensure interesting streetscapes.

4.3 CORNER LOTS

Houses on corner lots require special design consideration. Flanking side and the rear elevations (on high visibility roadways) should carry details consistent with the front elevation, and avoid large expanses of blank wall space. House should have roof lines predominately sloped towards both streets and wrap to carry the detail to the rear of the home. Bungalows and side splits are recommended, however, all model types will be considered within the foregoing criteria.

4. HIGH VISIBILITY LOTS / S.W.M. LOTS

The rear elevation of homes on perimeter lots will require wall openings of a number and size appropriate to the area of wall surface, roof lines and suitable overhangs at cantilevers, box-outs and bay windows. In addition roof lines and decks will be required to prevent a three-story presence. An element of detail is to be included on these elevations to match the front elevation and overall design.

5. SITE PLANNING AND GRADING

Site planning and grading must accommodate the natural slope of the land and variations in grade absorbed within the building mass as much as possible. Lot grading must be in strict conformance with the approved grading plan for the subdivision.

Front entry steps are to be a maximum of three risers per set. Where the grade calls for more than three risers, the run must be split. Exceptions to this requirement may be granted in consideration of unique design, topography and lateral bracing concerns. If there are more than 3 risers per set, the step will be a minimum of 4' wide with appropriate railing style.

5.0 EXTERIOR FINISHES

5.1 Primary Finish

Acceptable Cladding materials include:

- Double 4/5 beveled, cove or traditional vinyl siding in a horizontal application
- Brick, stone or shale in stacked application in a panel form
- Stucco of sand float finish (subject to acceptable detailing and color)
- Hardboard siding, prefinished (long life) siding in a horizontal application
- Fieldstone and Stone tile will be considered on an individual basis

5.2 Trim Materials

To achieve the standard and caliber of visual appeal, a requirement for architectural detailing and continuity will apply to all homes.

The use of window and door surrounds will be a feature on all homes. Trims will be a minimum of 6". In addition, all front gable end roofs will have minimum 6" shadow bands. Exterior Finishing and trim details must be consistent with the applicable style.

Where columns or posts are used on the front or highly visible elevations, they are to be of substantial form and solid in appearance. Columns and posts should include suitable details at top and bottom and are represented in examples attached.

Windows and grill patterns must be consistent with the particular style.

A minimum of 120 sq ft of brick or stone work will be required in a panel format on the front of the home. Brick or stone, must extend the height of the garage including above the overhead door to create a panel effect. Brick or stone applied as an accent will not be permitted. Brick shall return a minimum of 24" around corners.

If appropriate to the design, brick or stone may be substantially applied to no less than 75% of the wall height c/w soldier course or heavy trim at the top to achieve the minimum requirement. (ie 8' wall height will require brick or stone installation height of 6').

In addition, the verandahs and /or porch must be enclosed to grade and clad with brick or stone. Lattice will not be permitted, pre-cast steps will not require stone cladding. Alternative elevations without the use of brick or stone requirements and alternative brick or stone height placements will be reviewed at the discretion of the Consultant. It is intended that this type of alternative treatment will only be used in limited locations and not dominate the streetscape. Risers must be closed back. All entrance areas must be accented with stone or brick. (i.e Column detailed with brick or stone. Brick or stonework is to be complementary to the main body colour of the home.

All exposed wood (including PWF) must be stained out to match the wall colour or trim colour.

All flues are to be contained in a corbelled chase with the same finish and detailing as the house.

5.3 Parging

Maximum height of parging on all elevations shall be 2'0" above grade and 1'-0" at the front of the home.

5.4 Exterior Colours

Colors will be approved on an individual basis. Colors will not be duplicated on adjacent lots or directly across the street. **The use of a third accent color is required. This color may typically be used on the front door or may be used in combination of trim elements for the home.** In keeping with the character of the neighborhood and in consideration of blended streetscapes, pastel colors are not permitted. Darker color palettes will dominate the streetscape. White and lighter cladding colors may be used moderately in combination with darker palettes in contrast.

5.5 Roofing

Roof materials are to be asphalt shingles. Minimum roof pitch and roof overhangs are as per each style. Reduced overhangs may be allowed if they are proportionate to the design of the home at the discretion of the Architectural Consultant. The minimum fascia size will be 8". The rooflines on any house must be consistent or complimentary to the total house design.

The roofing materials and colors may be selected from the attached appendix.

5.6 Garage / Driveway

Driveways are to be located in accordance to the approved driveway location plan. Attached double front garages are required. Triple car garages will be reviewed for compatibility to the proposed lot and adjacent siting. Garage doors must be upgraded designer style to represent the proposed theme. The door must be the same color as the siding or alternatively may match the trim colour if appropriate to the style. The maximum distance between the top of the garage door and the garage eave line should not be more than 18". Where the design exceeds this requirement the use of additional architectural detailing to reduce the impact is required. Gable ends will require appropriate detailing to soften the visual impact accordingly. The use of glass panels in garage doors is recommended. Samples of acceptable door styles are available from the Consultant. Sunburst or other patterns will not be allowed. Corners of overhead door must be straight. Angled corners will not be permitted. Driveways are to be plain concrete, exposed aggregate, stamped concrete or paver stones in approved colour.

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 of the home or to the rear yard. A wider driveway may be considered if it can be demonstrated that it does not compromise drainage and does not detract from the streetscape and landscaping standards.

6.0 LANDSCAPING

6.1 Landscaping Deposit

- a) The Builder shall collect a \$1,000 landscape deposit to ensure landscape compliance.
- b) The Landscape deposit will be released only upon fulfillment of the following requirements.

6.2 Landscaping Requirements

Environmentally friendly landscaping that minimizes water use and fertilization requirements is recommended in Glenriding. Yard designs that incorporate features such as rain gardens to utilize rain water; and native or drought tolerant plants that minimize the need for extra watering or fertilizing are encouraged.

The landscape design must include a MINIMUM of ONE TREE and a prepared shrub bed containing at least 6 shrubs. AND FULL SOD ON FRONT YARD, AND TO THE CURB on the roadway. In addition another 2 shrubs of minimum 2' height or width are required. The tree shall be at least 4.5 cm (2") caliper for deciduous trees and at least 2.4m (8 ft.) in height for evergreen trees. Shrubs shall be a minimum of 18" in height or spread. A prepared bed is defined by edging (landscaping vinyl, brick, concrete, etc.) with wood chip mulch or ground cover. Native grasses may be considered for groundcover in the planting beds, but details plans must be submitted prior to construction.

Low maintenance, low water use landscaping in the front yard will be considered, but will require the submission of detailed plans for approval prior to construction. The use of hard surface landscaping rather than sod will require the planting of additional trees and extensive shrubbery, to visually soften the hard surface and achieve greenery. The minimum tree and shrub requirement must be maintained and generally must be increased to offset the hard landscaping elements.

Lot planting plans are available for reference and inspiration only. These plans utilize a variety of plant materials, readily available from local greenhouses, within a reasonable budget.

Completion of the landscaping forms part of the final acceptance requirements.

6.3 Fencing

Fencing shall be consistent in design and color with the fencing style established for the subdivision, a copy of which is attached. Where black chain link fencing is used at the back of lots on green space or SWM areas the same fencing may be used along the side yard areas to the back of homes to ensure an open visual appeal for the rear of all homes. Wood screen fencing may also be used to allow for privacy between neighbors if this is desired. This type of selection is generally mutually agreed upon by the adjoining neighbors.

7.0 INTERPRETATION

The enforcement, administration and interpretation of these guidelines shall be at the discretion of the Developer or its designated consultant. The unfettered application of these guidelines shall be without notice or precedent.

8.0 SITING

8.1 Consultant

Check with the Architectural Consultant for all applicable drawings, and any special conditions.

8.2 City Regulations

Ensure that city regulations are met and note relevant plans regarding utilities and rights of way.

8.3 Grading

Check Building Grade Plans and conform to them. Do not grade to existing vacant lots or unfinished lanes, but to elevations provided.

8.4 Plot Plans

Plot plans must include the following:

- * Scale 1:300 metric.
- * North arrow.
- * Municipal address.
- * Legal description of property.
- * All property lines designated and dimensioned.
- * Size and location of proposed building(s) dimensioned to property lines, existing building and other structure where applicable.
- * All cantilevers (including floor, bay windows, fireplaces, eaves, etc.).
- * Abutting streets, avenues, reserves, etc. Easements and utility right-of-way labeled and dimensioned, accurately figured, explicit and complete.
- * Spot elevations around building and drainage directions.
- * Dimensions from property line to sidewalk and face of curbs.

9.0 SUBDIVISION APPEARANCE

9.1 Signage

In order to maintain cohesiveness for signage within the subdivision, all signage will be supplied by the Developer, i.e., all model signs, directional signs and general information signs. The only signage to be supplied by the Builders Group will be on lots owned or sold by that Builder. Excessive abuse of signage, including sandwich boards may necessitate removal of ALL Builder's and Realtor's signs.

9.2 Excavation Material

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

9.3 Clean Up

Builders should encourage timely removal by all subtrades of litter on building sites. Builders will be provided with a 48-hour notice period; failure to comply will result in a clean-up bill being charged to the lot. Supply of bins by the Builder is recommended. Any general clean-up of the subdivision implemented by the Developer can and will be charged pro-rata to all builders.

9.4 Construction Activity

Each Builder 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 prior to commencing construction; otherwise costs for repairing any damages become the sole responsibility of the Purchaser.

10.0 APPROVAL PROCESS

Prior to building the Builder inspects the lot and all services. All discrepancies or damages to be reported in writing with the application.

Before applying to the City for a development permit, the applicant shall submit plans for approval of Windward Landtec Inc. Applications shall include the following:

- a) Two complete sets of house plans;
- b) Plot plan, prepared by Stantec Geomatics, showing lot house grades and drainage pattern, floor and garage elevations; and
- c) Completed application form.

Windward Landtec will review the plan and recommend approval, modification, or rejection of the application based on the adherence of the plans to these guidelines. This decision should be made within three days of submission. Should disputes arise, the Developer shall make the final decision on the acceptability of plans.

Once approved, Windward Landtec will send a copy of the application indicating any changes to the applicant. After approval, the plans may not be altered without prior approval of Windward Landtec. Windward Landtec will keep an up-to-date record of plans showing house types, color, rooflines and grades, to advise the applicants of how their proposed house will best fit into the existing situation.

The applicant is responsible for notifying WINDWARD LANDTEC INC. that the house is complete and ready for inspection. This notice must be in writing and contain a lot grading certificate, signed by an A.L.S., certifying that the lot has been graded as per approved lot grading plan provided by Pal's Geomatics. In addition, the applicant must obtain a lot grading inspection report from the City of Edmonton Drainage Branch and provide it to Windward Landtec Inc. Construction will be inspected once completed to ensure compliance with these guidelines. If the lot-grading certificate is in order and the landscaping is acceptable, the landscape deposit will be refunded in full.

No stakeout will be granted until approved by Windward Landtec Inc.

11.0 DAMAGE DEPOSITS

A damage deposit in the form of a Letter of Credit in the amount of \$5,000 (regardless of the number of lots) is due prior to house plan and grade approval to cover:

1. Contravention of architectural objectives.
2. Possible damage to:
 - a) Curb stop - water valve
 - b) Sidewalks, curbs and gutters
 - c) Driveway aprons and asphalt
 - d) Boulevard landscaping and trees
 - e) Rear gutters and walkways
 - f) Light standards
 - g) Fire hydrants

- h) Cathodic Protection points
- i) Grading and drainage swales
- j) Fencing

11.1 Damage Deposit Return Procedure

1. Exterior completed in accordance with these guidelines and as approved by the architectural consultant.
2. Final grading completed and landscaping completed satisfactorily.
3. Grading Inspection Report from the City of Edmonton Drainage Branch.
4. Water valve exposed and marked.
5. Sidewalks, street, lanes, gutters and curbs cleaned.
6. Applications made in writing to WINDWARD LANDTEC INC.