

Walker

(Rear-Laned Duplex)
Stage 1

Architectural Design Guidelines

Includes: Lots 63 – 93 (inclusive), Block 1

November 23, 2011

Architectural Design Guidelines Con't

CONTENTS:

Section	Description
1.0	OBJECTIVE
2.0	CONCEPT
3.0	DISPUTES
4.0	HOUSE DESIGN
4.01	House size
4.02	Repetition
4.03	Corner Lots
4.04	High Visibility Lots
4.05	Site Planning and Grading
5.0	EXTERIOR FINISHES
5.01	Primary Finish
5.02	Trim Materials
5.03	Parging
5.04	Exterior Colours
5.05	Roofing
5.06	Garage/Driveway
6.0	LANDSCAPING
6.01	Landscaping Deposit
6.02	Landscaping Requirements
7.0	INTERPRETATION
8.0	SITING
8.01	Consultant
8.02	City Regulations
8.03	Grading
8.04	Plot Plans
9.0	SUBDIVISION APPEARANCE
9.01	Signage
9.02	Excavation Material
9.03	Clean Up
9.04	Construction Activity
10.00	APPROVAL PROCESS
11.0	DAMAGE DEPOSITS
.1	Damage Deposit Return Procedure

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1.0 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.

2.0 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.

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. Rather than a single architectural theme we have selected architectural elements that can be incorporated in a diverse range of styles, in a variety of applications. This frame work will encourage originality and individual expression while the patter of coordinated components and features establish the character of Walker. These elements will include strong entrance treatments, the use of window grills and trim boards, shutters, built-up banding details, dormers, feature windows and brick. The use of **Traditional Heritage Design** elements is required in the following styles; Craftsman, Arts and Crafts, and Prairie styles. All plans will be reviewed on their own merits. Stucco exteriors may 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 two feet of the recommended building pocket on all lots with the exception of the 24' building pockets. In this instance the minimum house width must be within four feet of the recommended building pocket.

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. In all cases the same or a similar model must have at least one lot between homes.

4.3 CORNER LOTS

Homes on corner lots require special design consideration. Flanking side and rear elevations should carry details consistent with the front elevation, and avoid large expanses of blank wall space. Homes should have roof lines predominately sloped towards both streets. Bungalows and side splits are recommended, however, all model types will be considered within the foregoing criteria. All corner lots on the collector road will be highlighted for exceptional treatment.

.4 HIGH VISIBILITY LOTS (Lots 39, 40, 61, 62, 63, 64, 81, 82, 93, Block 1)

The rear elevation of homes on perimeter lots will require wall openings of a number and size appropriate to the area of wall surface 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. The distance from grade to the first eave line should not be more than 20'. Decks are to be constructed concurrently. 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 with 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.

Architectural Design Guidelines Con't

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 three 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.

Louvres and trim details must be consistent with the Heritage design theme.

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 step details at top and bottom.

Window grill patterns will be consistent with the Heritage character.

A minimum of 90 sq ft of brick or stone work will be required on the front elevation and all verandahs must be accented with stone or brick. Brick or stone shall return a minimum of 24" around corners. Brick or stonework is to be complementary to the main body colour of the home.

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.

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 wood shakes/shingles or asphalt shingles. Minimum roof overhangs are to be 18". Reduced overhangs may be allowed if they are proportionate to the design of the home at the discretion of the Architectural Consultant. The rooflines on any house must be consistent or complimentary to the total house design. Roof pitches are to be a minimum of 6/12. The roof pitch on a bungalow design will be a minimum of 8/12 and may be required to be increased to a higher pitch to ensure an acceptable streetscape.

Exceptions to the minimum roof pitch will be allowed for Prairie style homes. Secondary rooflines may be acceptable one pitch lower to allow for window placements on the second level. Fascia boards will be 8" minimum on all four elevations.

The roofing materials /colors may be selected from the following:

Architectural Design Guidelines Con't

IKO, Cambridge	– Weatherwood, Dual Black, Driftwood.
BP, Harmony,	-- Shadow Black, Weathered Rock, Stonewood, Sandstone.
GAF, Timberline	-- Weatherwood, Charcoal Blend.

Additional roof colours may be available and as approved by the Consultant

5.6 Garage / Driveway

Driveways are to be poured concrete at minimum.

Garage doors must be colour coordinated to match the house. The door must be the same color as the siding or alternatively the trim or fascia colour. A high contrast colour will also be allowed to provide interest to the rear lane areas. A maximum of 18” must be maintained between the overhead garage door and the eave line. 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 encouraged. Where used, the style of glass panels must be as shown. (Stockton – Heritage style typical.) Sunburst or other patterns will not be allowed. The corners of all overhead doors must be straight. Angled corners will not be permitted.

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

6.0 LANDSCAPING

6.1 Landscaping Deposit

- a) The Builder will be including the landscaping in their sale price therefore it will not be necessary to collect a \$1,000 landscape deposit from each purchaser to ensure landscape compliance.

6.2 Landscaping Requirements

A landscaping package for the front yard of each lot will include FULL SOD ON FRONT YARD, AND TO THE CURB on the roadway and a MINIMUM of ONE TREE and a prepared shrub bed containing at least 6 shrubs, a minimum of 18” in height or spread... The tree shall be at least 4.5 cm (2”) caliper for deciduous trees and at least 1.8 m (6 ft.) in height for evergreen trees. A prepared bed is defined by edging (landscaping vinyl, brick, concrete, etc.) The landscaping must be completed within 180 days of the home being substantially completed. Seasonal deficiencies will be accepted if late fall or winter construction occupancy occurs.

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 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.

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 available from the Developer.

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.

Architectural Design Guidelines Con't

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 Pals Geomatics, showing lot house grades and drainage pattern, floor and garage elevations;
- c) Completed application form.
- d) Material and color samples, as required.

Architectural Design Guidelines Con't

Windward Landtec Inc. 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 Inc. 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 Inc. Windward Landtec Inc. 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 Stantec Consulting. 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 of \$5,000 either by cheque or Letter of Credit (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 as per requirements.
3. Rough grading certificate and / or Final Grade certificate and city approval of same, from the City of Edmonton Drainage Branch.
4. Water valve exposed and marked.
5. Sidewalks, street, lane, gutters and curbs cleaned.
6. Applications made in writing to **WINDWARD LANDTEC INC.** (form attached)