



# **FRONT GARAGE HOME ARCHITECTURAL DESIGN GUIDELINES**

**AUGUST 6, 2019**

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<b>Solicitor</b>	Combe & Kent	Ph: 780-425-4666 Fax: 780-425-9358	Bob Kent	10614 - 124 Street Edmonton, AB T5N 1S3
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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.

A heavily landscaped front yard will be a requirement to ensure a mature streetscape for the neighbourhood.

## 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 framework will encourage originality and individual expression while the pattern 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, 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 and garage width must be within two feet of the recommended building pocket on lots greater than a 28'-0" pocket. The minimum house and garage width on smaller pockets is 26'-0". A 24' house with a 2' garage offset qualifies provided that additional detailing is incorporated. The maximum garage offset allowed is two feet.

### 4.2 REPETITION

Similar or identical elevations may not be duplicated within two lots or directly across the street, (XOAX) unless significant change 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 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.

### 4.4 HIGH VISIBILITY 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 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.

## 4.5 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.

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 colour)
- 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.

Louvers 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 100 sq. ft. of brick or stonework will be required in a panel effect. Brick 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

Colours will be approved on an individual basis. Colours will not be duplicated on adjacent lots or directly across the street. The use of a third accent colour is required. This colour 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 neighbourhood and in consideration of blended streetscapes, pastel colours are not permitted. Darker colour palettes will dominate the streetscape. White and lighter cladding colours may be used moderately in combination with darker palettes in contrast.

## 5.5 Roofing

Roof materials are to be 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 complementary to the total house design. Roof pitches are to be a minimum of 6/12. Alternate Roof pitch for the Prairie style will be considered. 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.

Fascia boards will be 8" minimum on all four elevations.

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

IKO	Cambridge	– Weatherwood, Dual Black, Driftwood
BP	Mystique	– Slate Black, Weatherwood, Charcoal Grey, 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 located in accordance to the approved driveway location plan. Attached front garages are required. Driveways are to be poured concrete at minimum.

Garage doors must be colour coordinated to match the house. The door must be the same colour as the siding or when the garage front is brick or stone, the overhead door may be the same colour as the fascia or trim. 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 Stockton-Heritage Style typical. Glass panels in garage doors on bungalows are required. 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 front and / or 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 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

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 2' in height or spread. The tree shall be at least 5 cm (2") caliper for deciduous trees and at least 2.5 m (8 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.

NOTE: City of Edmonton Landscaping Requirements will require additional trees to be placed on the property.

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.

Lot landscaping plans are attached for reference and inspiration only. These plans, prepared by a local professional architect, 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 colour with the fencing style established for the subdivision, as per Appendix D.

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

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, colour, 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 IBI Group. 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.

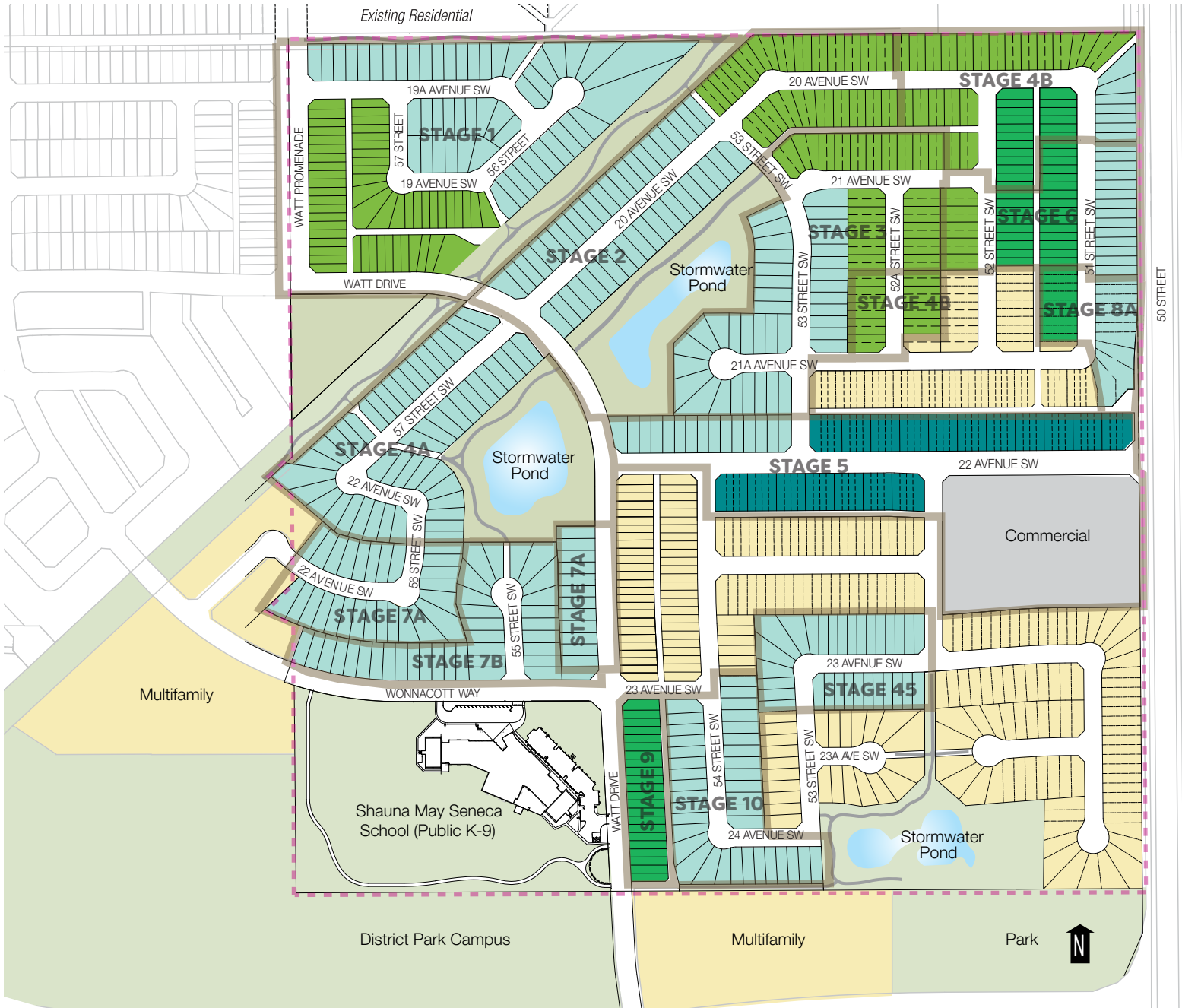
## 11.0 DAMAGE DEPOSITS

A damage deposit of \$5000 (by Letter of Credit or cheque) (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 )



## COMMUNITY PLAN

- Duplex Home
- Front Garage Home
- Laned Home
- Townhome
- Walkway
- Stage Boundary
- Development Boundary
- Future Residential

# Walker Summit

## LOT INSPECTION REPORT

This Lot Inspection Report must be completed by the Builder prior to commencement of construction and emailed to Windward Landtec Inc. at [info@windwardlandtec.com](mailto:info@windwardlandtec.com) with a copy to the Developer at [edmonton@anthemunited.com](mailto:edmonton@anthemunited.com) within SEVEN (7) days of the lot purchase.

Date of Inspection \_\_\_\_\_

Inspected By \_\_\_\_\_

Builder/Purchaser \_\_\_\_\_

Lot \_\_\_\_\_

Block \_\_\_\_\_

Plan \_\_\_\_\_

### *INSPECTION OF MUNICIPAL IMPROVEMENTS*

Curb/Gutter/Sidewalk \_\_\_\_\_

Asphalt \_\_\_\_\_

Water Service Valve (“cc”) \_\_\_\_\_

Swale \_\_\_\_\_

Boulevard Landscaping \_\_\_\_\_

Light Standard/Communication Pedestal \_\_\_\_\_

Comments \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



Subdivision \_\_\_\_\_



**APPLICANT INFORMATION**

Name _____	Lot _____	Block _____	Plan _____
Address _____	Municipal Address _____		
City _____	PC _____	Homeowner _____	
Tel _____	Fax _____	Job No. _____	



**HOUSING DESIGN**

**Type** Bungalow       Bi -Level       Split Level       Two Storey       Other

**Area** Main Floor \_\_\_\_\_      Second Floor \_\_\_\_\_      Total Floor \_\_\_\_\_      Sq.Ft. \_\_\_\_\_

**Form** Roof Style \_\_\_\_\_      Roof Pitch/Slope \_\_\_\_\_      Fascia Size \_\_\_\_\_

Exterior Detail	Material	Colour
Roof	_____	_____
Wall	_____	_____
Brick / Stone	_____	_____
Trim	_____	_____
Soffit, Fascia	_____	_____
Window	_____	_____
Front Door	_____	_____
Garage Door	_____	_____
Chimney	_____	_____
Driveway	_____	_____
Driveway Border	_____	_____

**Note:**  
 Colour - Please specify Manufacturer's name, reference number and colour: Example, Olympic 704 Brown  
 Siting and grades as per surveyors plot plan.  
 Conformance to setback and lot grading requirements are the responsibility of purchaser and / or builder.

**USE OF HOUSE PLAN APPROVAL SERVICES**

The Applicant acknowledges that the house plan approval is provided as a service and that the developer and its designated consultants assume no responsibility for the accuracy of the information provided, or for any losses or damages resulting from use thereof. The applicant further acknowledges that they will hold the developer and its designated consultants harmless from any action resulting from the use of this information.

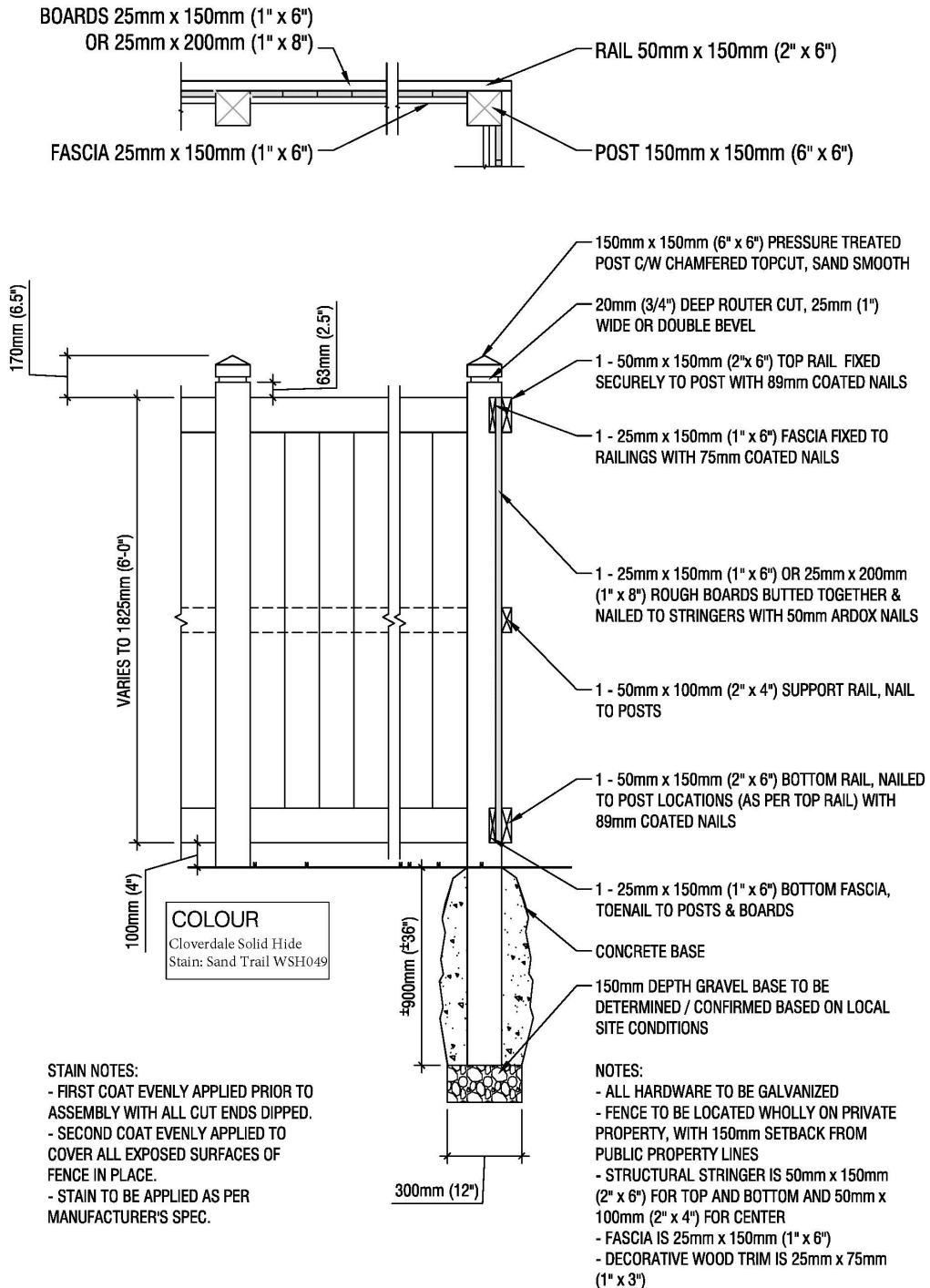
Date \_\_\_\_\_      Signature \_\_\_\_\_

12128 - 121A Street, Edmonton Alberta T5L 0A4  
 Tel. 780.454.6799 Fax. 780.454.6896 Email. info@windwardlandtec.com

APPLICATION FOR HOUSE PLAN APPROVAL



**WOOD SCREEN FENCE DETAIL**





Lot \_\_\_\_\_ Block \_\_\_\_\_ Plan \_\_\_\_\_ Civic Address \_\_\_\_\_  
 Subdivision \_\_\_\_\_ Stage \_\_\_\_\_ Date of Request \_\_\_\_\_  
 Builder \_\_\_\_\_ Contact \_\_\_\_\_  
 Phone \_\_\_\_\_ Fax \_\_\_\_\_ E-mail \_\_\_\_\_

Upon completion of construction, site works and if applicable, landscaping, a final inspection is done to ensure compliance with the architectural guidelines and to check for any damages to municipal improvements. The following items must be completed prior to a request for final inspection:  
 (Request must be made by or through the Builder)

- ✓ Home constructed in compliance with the Architectural Guidelines and the approved plan.
- ✓ Construction complete, including seasonal work on exterior. Site cleared of all debris, sidewalks and curbs cleaned, cc exposed and marked.
- ✓ Landscaping complete in accordance with the minimum requirements as set out in the guidelines.
- ✓ Grading certificate is attached and City Approval of same.
  - Rough
  - Final
- ✓ Fencing completed if required.

Landscaping Deposit Refund \_\_\_\_\_ (Home Owner)  
 Date of Request: \_\_\_\_\_  
 Homeowner Name (please print): \_\_\_\_\_  
 Address of Home: \_\_\_\_\_  
 E-mail (please print): \_\_\_\_\_  
 Phone: \_\_\_\_\_

In addition to this Form please include the following documents – based on the municipality in which you live:

- Edmonton: Final Grade Approval & Final Grade Certificate
- Sherwood Park: Final Grade Approval & Final Grade Certificate
- Morinville: Rough Grade Certificate
- Fort Saskatchewan: Final Grade Approval & Final Grade Certificate
- Spruce Grove: Final Grade Approval & Final Grade Certificate
- Stony Plain: Final Grade Approval & Final Grade Certificate
- I CONFIRM THAT I HAVE COMPLETED THE LANDSCAPING AS PER THE DEVELOPERS ARCHITECTURAL REQUIREMENTS.
- I CONFIRM I AM THE ORIGINAL OWNER

Note: if you are not the original owner you must include documentation confirming that the deposit was legally transferred.

Further, I/We confirm that:

- Tree matches the caliper/height as stated in the architectural requirements
- Shrub beds and sod have been planted as stated in the architectural requirements
- Any other exterior alternations and improvements comply with the architectural requirements

Inspections are typically conducted from April 1 to September 30 (weather pending). If your request is submitted after the inspections have stopped, Windward Landtec Inc. will notify you and ask that you resubmit when the next season begins.

NOTE: A re-inspection fee will apply for all failed inspections.

Please submit by Fax: 780-454-6896 or by E-mail: [info@windwardlandtec.com](mailto:info@windwardlandtec.com)



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**anthemunited.com**