

College Woods

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Lakeview

Architectural Design Guidelines

Stage 1

September 2012

USE OF ARCHITECTURAL GUIDELINES

The information contained herein is provided as a guide to be used by purchasers only. The Developer and their Designated Consultant make no warranties or representation as to the accuracy or completeness of these guidelines. Purchasers shall be fully and solely responsible for all designs, which follow these guidelines, and for the conformance to the appropriate building codes. These guidelines may be altered, amended or varied by the Developer in his sole and absolute discretion.

Objective:

The Architectural Guideline is the mechanism which contributes to a high level of quality design in the community, thereby achieving a high standard of aesthetics and neighborhood living, benefiting the builder initially, and the residents ultimately.

House plans will be reviewed in terms of adherence to the design guidelines as detailed in this brochure. The Developer and their Architectural Consultants may require certain modifications to house plans, elevations and/or specifications where it is felt modifications are required to take advantage of the guidelines and the development.

Applicants may provide alternative details to those outlined in these guidelines. They must however demonstrate that conformity to the overall objectives for the quality of the area is being maintained. The acceptability of such alternatives is solely at the Developer's discretion.

Concept:

Each structure should essentially attempt to integrate into the overall look of the area. It is very important that the relative heights, massings and style of each structure complement its neighbor and the "look" of the subdivision. In attaining this objective, the intent herein is to provide a high degree of flexibility in exterior style and finish to permit the homeowner and the builder to express their creativity. The Architectural Guidelines are designed to provide visual control for siting & colour, in order to obtain an aesthetically pleasing streetscape. Emphasis will be placed on creating a strong "curb appeal" to each home through attention to detail on the front elevation.

Theme:

The overall theme of this neighborhood is a scholarly setting ("College" or University) surrounded by trees and open space ("Woods"). In this respect it is truly traditional design where the parts relate to the whole, the structure is simple without being

pretentious, with appropriate proportioning, scale, harmony and good detailing. Use of true traditional materials such as wood, stone and brick, stucco, cement board and tall trees and plantings are highly encouraged. Synthetic materials such as vinyl and plastic should be avoided. The intent is well illustrated in the publication "Get Your House Right- Architectural Elements to Use and Avoid" by Marianne Cusato & Ben Pentrath, Sterling-New York-publisher, 2007.

Disputes:

The enforcement, revision, variance and interpretation of these guidelines shall be determined absolutely by the Developer.

It is not the purpose of these guidelines or approval process to check for compliance with applicable Municipal requirements, statutes, and/or building codes.

The Purchaser agrees not to construct any house or other building on any Lot except in accordance with these Guidelines and agrees not to commence construction on any Lot until a house plan is approved by the Developer. The House Purchaser shall, at the time of closing, pay \$2,500 deposit to the Builder, who in turn shall place that deposit with the Developer to secure the Purchaser's compliance with the guidelines and the approved plans. Such deposits shall be returned to the Purchaser when the home (including fencing and landscaping) has been completed in accordance with the approved plans. If the home is not completed in accordance with the approved plans, the deposit shall be applied toward the predetermined liquidated damages as set out below.

HOUSE DESIGN:

The objective of these architectural guidelines is to achieve a high standard of VISUAL APPEAL in our subdivision for the immediate and long-term benefit to the Homeowner.

Minimum House Sizes:

Care must be taken to integrate the unique values of each home with special attention to relationship with neighboring properties. Relative massing, siting and style will be of utmost importance in assuring each home complements its neighbor and the subdivision. Houses are to have consistency of mass and volume within the streetscape. As such, house widths and sizes must relate proportionately and logically to the lot width and adjacent houses.

Standards and approvals recognize the specific size, nature and location of a site and the desire to avoid extremes. Consideration is also given to optimizing sight lines and creating acceptable size transitions between adjacent homes and areas. Minimum house

size shall be 1500 sq.ft for bungalow and 1800 sq.ft for others.

Repetition:

The same house plan shall be separated by 2 lots on the same side of the street and it will be not allowed directly across the street. Similar house plans and elevations must vary the design by changing the rooflines, size and location of windows and doors, etc.

The excessive repetitive use of similar elevations two lots apart on one street or cul-de-sac is not permitted.

Colours:

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

No adjacent homes shall be of the same colour with the same material (i.e., white stucco is acceptable next to white siding). Similar colours such as linen, white and light grey are not the same colour and can be built side by side providing the trim colour is substantially different. Siding and trim colour combinations cannot be exactly the same side by side, however this does not eliminate the possibility that the trim colours may be the same on houses side by side with different colour siding. (i.e., A cream house with white trim could be next to a blue house with white trim). More than one trim colour could be approved provided the combinations are compatible. Notwithstanding this, the Developer will not permit the predominance of one colour within any portion of the neighborhood.

Corner Lots:

Special attention must be paid to side elevations and side yard setbacks on all corner lots. The flanking street side elevation should have the same treatment, i.e. box outs, detailed battens, stone/brick, as the front elevation, as it is even more visible from the street than the front elevation.

The house should have rooflines predominately sloped towards both streets. Bungalows and Side Splits are recommended, however, all models will be considered within the above criteria.

Exteriors:

Exterior construction materials will consist of brick, stone, wood, stucco with coarse sand float finish or hard board siding. Each material is to be complemented by details

appropriate to the style of the house. Plain undecorated design will not be acceptable and the design and detail of all trim material must be consistent with the selected style.

The front elevation of houses must be clad with a minimum of 100 sq. feet of brick or stone, (stone preferred). The brick or stone must be carried around the corner by a minimum of 2 feet. Stucco houses may be considered without brick or stone, if the architectural consultant considers the plan to be exceptional, and provided that the house conforms to the general trend of the neighborhood.

Windows: Properly proportioned decorative grills or muntin bars are encouraged on all windows facing the street, including side windows of bays and any window within 3 feet of the front corner. Window lintels, grills, keystones and functioning shutters are encouraged to enhance detail.

Parging: Maximum height of parging allowed is 1 foot above grade on the front side and street side of corner lots, and 2 feet on all other sides, except on walkout lots this may be exceeded on sides as required where the wall is stepped up.

Entrance Treatment:

The front door marks the point of arrival and the design of the house should be such that the visitor is guided to the front door through the arrangements of openings, the balance of elements, and the hierarchy of composition. Entranceways will be covered at a level that encloses and protects the space at the first level or a height proportionate to the design. Wooden verandas and porches must be skirted to grade with closed risers. The front facing elements of these verandas must be detailed in stone or brick and the risers stained to match the wall colour or trim colour.

Front entrances must be highlighted through the use of porches or canopy at least 6 feet long . Sidelights, arched and fan windows around front doors are encouraged.

Roof & Chimney:

Roof plan is important in the overall massing of the house and should be considered in laying out the plan. Complicated massing and multiple gables should be avoided. Use volumes that are easy to cover with simple roof profile. Minimum roof pitch shall be 6/12 on two storey houses and 7/12 on bungalows. Exception to this requirement may be granted in consideration of overall architectural treatment and height of the specific house. If hip roof is used, ridge of the hip roof should be greater than the length of

the sloping portion.

Roof overhangs shall be minimum of 24 inches. A minimum of 12 inches is required on bay and box outs on visible elevations such as fronts and corners.

The roof material must be wood shakes, concrete or clay tile, copper or slate or approved asphalt shingles. The following roof materials are also approved (Compatible colours reviewed on individual Basis):

IKO Cambridge 30
BP Harmony 30
Eclipse 30
Elk Prestique II 30/40/50
GAF Timberline 30 ,
Decra Metal Roofing (Shake Profile)
Unicrete Concrete Tiles
Cedar Shakes

All roof vents and stacks are to be at back of house, where possible. If a chimney is highly visible the stack must have a corbelled chase.

Fascia to be a minimum of 10 inches.

Garages & Driveways:

All houses are to have a double front attached garage as a minimum. Three car garages shall have split doors with 2 feet set back.

Garages are to be sited on the lot as per approved subdivision garage plan. Side entry garage doors where possible, are encouraged.

Driveways & front walkways are to be exposed aggregate, paving stone, concrete with brick trim, or stamped pattern and/or broom finished concrete . Curved edges are encouraged. Maximum width of the driveway at the curb shall not exceed 5.5m

Garage doors must be solid colour and co-ordinated to be compatible with the overall colour scheme . Use two single doors rather than a double wide door. Vertical panels rather than miniature pressed in panels are encouraged. Double wide doors permitted if the vertical rather than horizontal emphasis is used on the door, such as Richard-

Wilcox Rockwood Series Custom Carriage House Cedar Overlay Series or Overhead Door Heritage or Custom Series or Creative Door Sundance .

The maximum distance between the top of the garage door and the garage eave line should not be more than 2 feet without the addition of an architectural feature, such as a circular or semi-circular vent and is proportionally detailed.

Landscaping & Fencing:

It is the responsibility of the homeowner to maintain any fence installed by the Developer and to not alter the colour. All property line fences must be constructed in the design and colour of the subdivision fence. Front yard landscaping must be completed within one year of occupancy.

Where Developer installed trees on flanking side yards exists, it is encouraged that no additional fencing is placed. However, if the homeowner intends to provide a fence it shall be wood screen fence which matches the Developer installed fence.

Approved Black vinyl chain link fencing shall be provided on all lots backing on to the park or pond.

It is the responsibility of the homeowner to landscape the front yard and the rear yards of all high visibility lots. In the case of corner lots, the front yard shall include the flanking side yard to the sidewalk, curb or boulevard and to the rear corner of the house.

It is encouraged that Landscaping utilize a variety of plant materials, readily available from local greenhouses, within a reasonable budget.

All eco-scaping proposals shall include a minimum of 50% sod and must be approved by the Consultant.

The minimum landscape standard for all lots shall consist of sod, one tree and a prepared shrub bed containing at least six shrubs. Shrubs shall be about 600mm in height or spread. A prepared bed is defined by edging(landscaping vinyl, brick, concrete, etc.).

In addition the rear yard of all high visibility lots (i.e., lots backing on to the linear park or storm pond) will require sod and three additional trees. The minimum deciduous tree shall be 50 mm caliper for front and rear yards - measured 150 mm above ground. The minimum coniferous tree (spruce or pine) must be a minimum 2.4m tall.

All landscaping must be completed, in accordance with the requirements, within twelve months of completion of the house (subject to seasonal limitations). To ensure compliance with the landscaping requirements, a \$2,500.00 security deposit

must be paid by the Purchaser, to be refunded by the Developer, upon confirmation of satisfactory completion of the landscaping.

City Regulations:

Formal standards for development will be those established in the City of Edmonton Land Use Bylaw for this development. Conformity with these guidelines does not supersede the requirements of the City of Edmonton.

Grading:

Lot grading is to follow the natural slope of the landform and is to be consistent with the Subdivision Grading Plan. (which will be provided by the Developer).

SUBDIVISION APPEARANCE:

Signage:

In order to maintain cohesiveness for signage within the subdivision, all signage will be supplied by the Developer, i.e., all model signs, lot signs, directional signs and general information signs.

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 neighboring lot must be removed immediately or the Developer will arrange for its removal and invoice the builder for expenses.

All surplus excavated material must be removed from the subdivision. Clean clay fill excavated from this subdivision may be placed in the designated area provided by the Developer.

Clean Up:

Builders should encourage timely removal by all sub trades of litter on building sites. Failure to comply will result in a clean-up bill being charged to the lot. Supply of bins by the Builder is recommended. Concrete wash out should be minimized and restricted to the designated, (with signs), area provided by the Developer Any general clean-up of the subdivision implemented by the Developer can and will be charged pro-rata to all builders.

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.

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 to the Guidelines Consultant. Applications shall include the following:

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

The Consultant 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, the Consultant 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 the Consultant. The Consultant will keep an up-to-date record of plans showing house types, colour, roof lines and grades, to advise the applicants of how their proposed house will best fit into the existing situation.

The Purchaser is responsible for notifying the Consultant, that the house is complete and the landscaping is done, 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 the Engineer. In addition, the applicant must obtain a lot grading inspection report from the City of Edmonton Drainage Branch and provide same to the Consultant. Construction will be inspected upon completion 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 to the Purchaser.

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

No stake-out granted until approved by the Consultant.

DAMAGE DEPOSITS:

A damage deposit of \$5,000.00 per lot or a Letter of Credit in the amount of \$15,000.00 (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

Damage Deposit Return Procedure:

1. Exterior completed in accordance with these guidelines and approved by the Consultant within two months of occupancy of the houses.
2. Grading Inspection Report from the City of Edmonton Drainage Branch.
3. Water valve exposed and marked.
4. Sidewalks, street, lanes, gutters and curbs cleaned.
5. Applications made in writing to the Consultant.
6. The deposit will be returned within 60 days after acceptance