

## COLLEGE WOODS AT LAKEVIEW PHASE 2A+2B ARCHITECTURAL GUIDELINES

**Objective:** To achieve in this subdivision the highest possible standard of visual appeal, benefiting the building initially, and the residents ultimately.

**Concept:** Each unit should predominately attempt to integrate into the overall look of the area. It is very important that the RELATIVE heights, massing and style of each unit complement its neighbor and the “look” of the subdivision. The objective is to provide the greatest possible latitude in exterior style and finish to permit the homeowner to own the home of their choice. The Architectural Guidelines are designed to provide visual control for siting and color, and to obtain the best possible streetscape appearance. Emphasis will be concentrated on trying to create a strong “curb appeal” to each home through attention to detail on the front elevation.

**Disputes:** Individual concerns will be adjudicated by Developer, and their decision will be final.

### HOUSE DESIGN

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 Craftsman, Modern Heritage, and Tudor 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 College Woods – Lakeview

These elements will include strong entrance treatments, the use of window grills and trim boards, banding details, feature windows, and stone/brick. Samples of each style are available for your reference. 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.

#### 1.1 City of Edmonton Standards

Formal standards for development will be those as established in the City of Edmonton Zoning Bylaw. Conformity with these guidelines does not supersede the required approval process of the City of Edmonton. Note relevant plans regarding utilities and rights-of way.

#### 1.2 Siting of House

Consider siting four foot side yards against the garage elevation, allowing for larger side yards against the living room (opposite) side yard. The wider yards will enhance the landscaped area between houses. Additional setbacks may be required to articulate and provide streetscape differentiation to all proposed homes. Proposed sample site plans indicating typical set back requirements will be available from the Consultant for review.

### **1.3 Minimum House Sizes**

All houses shall be a minimum exterior width within 2'0" of the building pocket width for each lot, without offsetting the garage by more than four feet. . All triple car garage options will be reviewed for acceptance with appropriate landscaping and garage articulation requirements.

### **1.4 Lot Grading**

Lot grading is to conform to the latest approved subdivision grading plan. Do not grade to existing vacant lots or undeveloped land, but to the elevation provided. Final grade certificates must be prepared by a Surveyor and approved by the City of Edmonton Drainage Department showing that lot grades comply with the subdivision grading plan as a condition of refund of security deposit.

### **1.5 Repetition**

The same house plan or model shall be separated by two (2) lots on the same side of the street and it will not be allowed directly across the street. This may be altered at the Architectural Consultant's discretion if it can be shown that the two houses in question are located so as not to be visible together from any given angle. The same model may be allowed to be separated by one (1) lot if significant changes have been made to the house style, roof pitch, and exterior materials to the satisfaction of the Architectural Consultant. The predominance of any one particular model on a streetscape will not be allowed.

### **1.6 Corner Lots**

Special attention must be paid to side and rear elevations and side yard setbacks on all corner lots. The side elevations should have the same treatment (i.e. box outs, detailed battens, stone/brick) as the front elevation, as it is even more visible than the front elevation from the street. Two storey plans will be allowed on corner lots. Side elevations on all corner lots must be approved by the Architectural Consultant. Side drive garages will be allowed on corner lots subject to review by the Architectural Consultant.

### **1.7 High Visibility Lots/walkout lots**

High visibility rear elevations require special design consideration. The rear elevation should be equivalent in width to the front elevation. As a minimum, there must be a rear wall break in 20 ft and eaves break not exceeding 23 ft .These elevations must have openings of a number and size that is suited to the wall area, and incorporate detailing consistent with the front elevation and overall design. Minimum 6" trim and window grills required. In addition, roof lines, decks and minimum 10" batten will be required to prevent a three-story presence. The deck area shall be 100 sq. ft or greater and completely finished. Smaller deck areas may be considered if appropriate to the style of the house.

### 1.8 Roof Lines

The roof lines on any unit must be consistent and complimentary to the total house design. Front facing gables at main roof shall have secondary gables to break up the presentation. 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". Some house types may require a steeper roof pitch to accommodate the streetscape. Specifically Bungalow designs will require a minimum 8/12 roof pitch.

## MATERIALS

### 2.1 Roof Materials

- IKO, Cambridge - Weatherwood, Dual Black, Harvard Slate, Driftwood
- BP, Harmony - Twilight Grey, Shadow Black Driftwood, Antique Grey, Stonewood

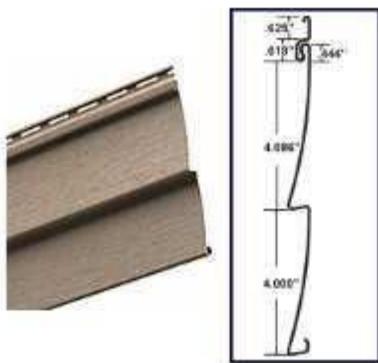
Minimum roof overhang to be 18 inches except over a cantilever, bay or boxed out window where the minimum overhand required is 12 inches. The roof lines on any house must be consistent or complimentary to the total house design.

### 2.2 Primary Finish

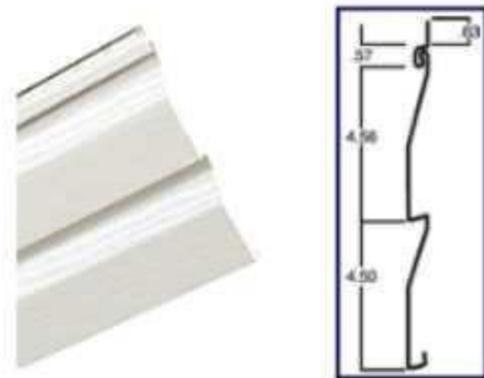
Vinyl siding in standard or premium colors, hardie board, stucco, brick or stone will be allowed. All stucco must be complimented with stucco detailing appropriate to the particular style.

Traditional/Clapboard profile, minimum exposure to be 3" and maximum to be 4.5". Dutch lap/Designer profile will not be permitted. See sketches below.

#### Acceptable Profile:



#### Not Acceptable Profile:



The maximum height of parging is 2'0" on all elevations. For bi-levels the maximum is 1'0".

## 2.3 Trim Materials

Fascia boards are to be a minimum 8” on all lots. Decorative grill or muntin bars must be used on all windows facing the street including side windows of bays and any window within 3 feet of the front corner and on high visibility locations.

No false fronts shall be permitted unless the material utilized on the front elevation of the dwelling is either brick or stone.

Developer requires the use of two colors and a third accent color, can be front door, shakes, crezone, and vertical siding. These colors can be used on the following:

- primary finish
- battens
- window trim

## 2.4 Elevations/Detailing

Stone is to be used as an accent in conjunction with other detailing options based on the style and design requirements of the house. Use of stone should be used to compliment the style of the home, not just be added as a requirement. A minimum of 48” high brick or stone will be required. Less brick or stone may be considered based on the design of the home and at the discretion of the developer.

In addition, the verandahs and /or porch, when they are used, must be enclosed . Options can include cladding with brick/stone, painted crezone panels, or exposed aggregate precast. Lattice will not be permitted. Risers must be closed back. Precast steps may not require additional stone work. Brick or stonework is to be complementary to the main body color of the home.

Detailing options to reduce stone or brick requirements may include the following: Use of a combination of materials, Board and batten, vertical siding, shadow bands, vinyl or cedar wall shakes, shutters, brackets, other decorative trim, window sill details, louvers

All additional detailing must be carried through in gables as well as front elevation (garage) treatments to reduce stone requirement.

The use of window and door surrounds will be a feature on all homes.

The application of a variety of cladding materials, including stucco and siding, will be permitted.

All exposed wood must be stained out to match the wall or trim color.

Entrance ways shall be covered for length of at least 5 ft, at a level that encloses and protects the space at the first level or at a height proportionate to the design.

## 2.5 Colors

A predominance of one color or color palette within a street will not be permitted. Streetscapes require a variety of wall cladding and trim colors, specific to a style. 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. Lighter color palettes will dominate the streetscape. Darker cladding colors may be used moderately in combination with lighter palettes in contrast. Rough sawn vinyl shakes are allowed. All exterior color schemes will be approved on a lot by lot basis. The Architectural Consultant reserves the right to approve or disapprove any color scheme.

Darker, premium vinyl colors may be approved at the consultant's discretion while taking into account a varied color street scape and color repetition.

Alternate colors for the Tudor Elevations style will be considered on an exception basis to reflect the particular style representation of a lighter wall color against a darker trim palette.

## 2.6 Driveways and Garages

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. The door must be dark rich color to complement/contrast the siding. 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 required for all lots. 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 or curved. Angled corners will not be permitted. Driveways are to be plain concrete, exposed aggregate, stamped concrete or paver stones in approved color.

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 deep tooled joint is recommended, a maximum of five feet into driveway from the existing concrete sidewalk or curb and gutter. In the event of any future repair, the deep cut will facilitate any settlement and make the maintenance repair appear more professional. Garages are to be located in accordance with the garage location plan which may be obtained from the developer. The garage location plan is subject to change.

## **LANDSCAPING AND FENCING**

### **3.1 Landscaping**

A Landscape Deposit of \$2500.00 per lot is required.

One tree and sod are to be planted by the homeowner in the front yard. Rear yard landscaping shall be completed with a minimum of sod. The area adjacent to the garage (generally 2') as the sidewalk follows the entry area shall also be landscaped with a shrub bed containing a minimum of 4 shrubs. Typical landscape plans will be available for review and guidance.

All eco scape proposals shall have prior approval before implementation. Generally, additional shrub and tree elements will be required to meet the requirements. Synthetic Grass will not be considered.

Landscaping is to be completed within 6 months of completion of the house or when weather permits. Seasonal allowances will be considered.

The trees are to be a combination of 2" caliper deciduous (leaf style) or 6' evergreen trees (spruce or pine). Measurement for caliper size will be taken 6" above the ground. Smaller sizes will not be accepted. Columnar spruce or pine is not allowed.

### **3.2 Fencing**

Fencing in College Woods – Lakeview is to be coordinated in both design and color, and must be constructed according with the details attached. Fencing on walk out lots along the storm water retention areas require black decorative metal fencing as a minimum to the rear yard of the homes. This will ensure an unobstructed view for all homeowners.

## **SUBDIVISION APPEARANCE**

### **4.1 Signage**

Signage will be allowed on a builder's lots only. Only one lot identification sign will be allowed on Builder Lots. No home builder or contractor signage will be allowed on medians or boulevards.

### **4.2 Excavation Material**

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

### **4.3 Clean-Up**

Builders should encourage timely removal by all sub-trades of litter on building sites. Builders found negligent will be back charged for clean-up carried out by the Developer. Any general clean-up of the subdivision initiated by Developer can and will be charged prorata to all builders.

## **OTHER IMPORTANT GUIDELINES**

### **5.1 Damages**

The cost of repairs due to builder damages to existing features and utilities will be billed to the builder or deducted from the builder's security deposit and the builder will be invoiced for damages beyond what the security deposit covers. Builders must pre-inspect their lot for damages to services, walks or curbs and list any damages along with required pictures in writing to Developer.

### **5.2 Downspouts**

Must be directed away from the house to streets or rear drainage structures. Storm water must not be directed onto adjacent lots.

### **5.3 Retaining Walls**

The builder is responsible for any retaining walls.

### **5.4 Footing Elevations**

Builders are responsible for inspecting footing elevations.

## APPROVAL PROCESS

### 6.1 Submissions

An application must be submitted to the designated consultant as follows: a)

Completed and signed application form

b) One complete set of plans and elevations drawn at  $\frac{1}{4}'' = 1'$  scale or the metric equivalent

c) One copy of the plot plan with grade elevations as prepared by the designated surveyor

d) Color/product samples, if required

Preliminary elevation submissions can be done prior to full approval requests but are not required.

A copy of the application form and marked up set of plans shall be made available to the builder. The original application form and one set of similarly marked prints will be kept for future reference.

Any changes by the builder from approved plans must be submitted to the Developer or its Designated Design Consultant and approved in writing. Incomplete applications cannot be processed. An application is deemed to be received on the date that it is complete in its entirety.

#### **Please forward submissions to:**

Windward Landtec Inc.

12128 – 121A Street

Edmonton, Alberta

T5L 0A4

Phone: 780-454-6799 Fax:

780-454-6896 [www.windwardlandtec.com](http://www.windwardlandtec.com)

[info@windwardlandtec.com](mailto:info@windwardlandtec.com)

### 6.2 Release of Landscape Deposit

The Developer must be in receipt of the following:

- final grading approval from the City of Edmonton
- written request for release accompanied by lot grading certificate
- final inspection report by Design Consultant outlining as-built conformance with the guidelines and house plan approval
- final inspection by designated Design Consultant for report of damages to municipal improvements
- inspection of the completion of all minimum landscaping requirements

## Craftsman Style

### ***Overall Building Massing***

The Craftsman or Arts and Crafts style includes bungalows, 1½ storey and two storey designs with low pitched roofs. Roof overhangs are 1'6" minimum and 2'0" preferred. Verandas are integral and dormers emphasize the styling. ***Roof Styles***

Permitted roof styles include cottage and gable roofs either side to side or front to back combinations. Roof pitches are 5/12 or greater, with front facing inset gables.

### ***Window Styles and Placement***

Windows have a vertical orientation; double hung or divided panes with grills in the upper sash while the lower sash is plain. Window surrounds are simple. Windows should be ganged in pairs at minimum.

### ***Stone or Brick Profiles***

Brick, ledge stone and river rock are permitted and should be used on this style. Stone and brick may be applied at fireplace chases, columns, verandas and garages. Application in panel effect is discouraged. Stone tile is not an acceptable finish for this style.

### ***Exterior Cladding***

Craftsman style homes may be finished in siding, brick, or shakes. More than one dominant finish is used on each elevation, applied horizontally and separated by a wide trim board. Trims are generally painted, stained or metal clad. ***Colors***

Colors suited to the Craftsman style include deep earth tones accented by heavy white / linen trims. Colors may be considered with tone on tone.

### ***Defining Details and Entrance Treatment***

Partial and full width verandas are a major element of the Craftsman style. Verandas often have a gable roof consistent in pitch and detailing with the main roof and typically supported by massive tapered columns. The columns may be full height or half height resting on the veranda deck or extending from roof to ground. The base will be larger than the post and likely tapered in stone, shakes or a painted finish. Dormers and inset gables are finished in shakes, exposed beams or angle braces. Entry doors are simple in styling and include small glass panes.

## Modern Heritage Style

### ***Overall Building Massing***

All model types are included with an emphasis on grounded proportions where the eye is drawn to the street level. Roof slopes are moderate to high at 7/12 or greater. Roof overhangs are minimum 1'6" at moderate pitch and minimum 12" at higher pitch.

### ***Roof Styles***

Permitted roof styles include hip or side to side and front to back gables. Front facing gables are clad in siding or shakes and are defined by shadow bands at the eaves.

### ***Window Styles and Placement***

Windows have a vertical orientation and may include rectangular or elliptical transoms. Grills are installed in the entire pane or upper third. Heavy wood surrounds frame all openings.

### ***Stone or Brick Profiles***

Stone and brick are applied in a panel effect or as a substantial accent. When applied as an accent the top edge is finished with a soldier course or heavy step trim. Stone details should include base of columns and verandas. River rock is well suited. Stone tile is not appropriate.

### ***Exterior Cladding***

May be finished in siding, brick/stone, or shakes. A combination of finishes is commonly used. All siding profiles must be lap board style. **Colors**

Colors suited to the Heritage style include deep earth tones accented by contrasting heavy trims. White and light cladding colors are not suitable.

### ***Defining Details and Entrance Treatment***

Entrances are covered at a level that encloses and protects the space, at the first level or at a proportionate height. The style, width and detailing of the entranceway creates a sense of arrival. Verandas are common. Columns are solid and substantial with wide base or step detail top and bottom. Glass lights in traditional styling are commonly included at the overhead door. Entry doors are simple and often include square glass panes. Style definition borrows heavily from the Craftsman style with shakes, shutters and gable braces.

## Tudor

### ***Overall Building Massing***

Tudor style homes are typically 2 storey models asymmetrical in elevations. Roof slopes are steep with front facing gable at a pitch much higher than the main roof. Feature gables may include a dramatic sweeping fascia line tied into a covered entry. Overhangs are shallow.

### ***Roof Styles***

Roof styles may include cottage and gables with either side/side or back/front orientation. Side gables and cottage roofs are dominated by one or more front facing gables that intersect. Homes often have more than one front facing gable with the pitch at this roof much steeper than the main roof.

### ***Window Styles and Placement***

Windows are vertical casements or double hung sash with divided panels and grids in rectangular or diamond patterns. Windows should be paired or ganged. Windows in an octagon shape may be featured.

### ***Stone or Brick Profiles***

Brick and ledge stone are permitted and must be a component of this style. Brick and stone are to be applied in a panel effect and quoining and soldier course details common. Full brick fireplace chases and chimneys are prominent features.

### ***Exterior Cladding***

Acrylic, smooth and knock down stucco, and siding are permitted for the Tudor style.

### ***Colors***

Color combinations are contrasting. Cladding colors are of lighter earth tones and white and off-white with dark brown or black fascia and wood trims. Brick/stone colors are earth tones and reds.

### ***Defining Details and Entrance Treatment***

A centered or extended steep front gable often emphasizes the front entry, which is recessed. Extensive battens in steep sloping gable ends with shallow overhangs are defining characteristics. Shutters, window grills and foundations clad in brick/stone are typical.

## **Neo-Traditional**

### ***Overall Building Massing***

The massing of Neo-Traditional homes should be consistent with the area & neighboring homes. Roof overhangs are to be a minimum of 18" though 24" is encouraged. The front façade & gables should be carefully proportioned and symmetrical.

### ***Roof Styles***

The rooflines will be simple and well proportioned. Roof pitches are to be moderate to steeply pitched (minimum of 6:12). All porch roofs are to have a minimum 5:12 roof pitch. Flat roofs will not be permitted.

### ***Window Styles & Placement***

Narrow windows with shutters on the front elevation or other elevations designated for enhanced treatment. The exclusion of shutters may be considered in some circumstances where alternate substantial window treatment is provided in keeping with the Neo-Traditional house style. Windows must be vertically proportioned and window treatment is required on all front & enhanced view elevations.

### ***Stone or Brick Profiles***

Stone detail should reflect structural elements and should complement the chosen architectural style and color scheme.

The minimum height of stone is to be 4' with a minimum of 50 sq.ft total area on the front elevation. All stone must wrap at least 2' around all corners. Acceptable masonry includes authentic stone or cultured stone. Brick will not be permitted.

### ***Exterior Cladding***

Primary wall materials are to be: double 4, double 4.5, triple 3 or dutch lap vinyl: and/or composite siding or approved equivalent.

Secondary wall materials should be consistent with the Neo-Traditional style and may consist of stucco, masonry, smart panel, or board & batten siding. Composite siding with a smaller lap profile may also be used as a secondary wall material.

### ***Colors***

Contrasting colors are the central theme to the Neo-Traditional style. Contrast between the siding & trim color is recommended. Pastel colors are not permitted.

### ***Defining Details and Entrance Treatment***

All homes will incorporate small symmetrical front porches or porticos on the front face of the home that are a minimum of 4' from the main face of the home. Homes shall include modern interpretations of classic elements such as pediments and columns.

## **Prairie**

### ***Overall Building Massing***

Prairie style is characterized by strong horizontal lines incorporating low pitched hip or gable roofs with broad overhanging eaves. Windows are generally grouped in horizontal bands and often include clerestory windows. Wall surfaces are typically divided by a belt-course between stories.

### ***Roof Styles***

Roofs are low pitched varying from 0:12 (flat) to 7:12 maximum. Small areas of flat roof are rare and are usually located over porches. Dormers are rare due to the shallow roof forms. Most examples are hipped, symmetrical and gable. Overhangs / eaves are large and emphasize the horizontal lines of the style. Fascia board shall be minimum 8".

### ***Window Styles & Placement***

Windows are typically vertical in proportion (height / width ratio 3:1) or square (1:1) and are typically ganged in groups of threes in order to accentuate the horizontal lines. Ganged windows are typically separated from each other by wood trim (min 6"). Leaded and stained glass is common. All windows shall have a mutin bars. ***Stone or Brick Profiles***

Brick or stone (rough cut random patterns) are acceptable masonry for Prairie style homes. Square or rectangular columns of masonry are used to support porch roofs and are a predominant feature of this style. Masonry can also be found on the garage corners to create a panel affect. ***Exterior Cladding***

Horizontal materials and contrasting trim are used for exterior wall cladding. Brick, stone, smooth or sprayed stucco, crezone panels, vinyl shakes or horizontal siding (board & batten) are all materials that should be used consistently.

Horizontal trim boards (6" min) are common at the intersection of the wall and soffit, and at the sill line of the upper windows.

Contrasting wall materials or trim should be used to emphasize the upper part of the upper story.

### ***Colors***

Colors suited to the Prairie style should exude a natural, organic feel and mimic the landscape. This generally means selecting a color from the earth-tone family, most commonly tones of brown, beige, green & brick. Exteriors are often multi-tonal with the main part of the house being one color while the trim & soffits are another. The trim is usually a contrasting color to the main wall color.

### ***Defining Details and Entrance Treatment***

Front porches are one story and are not a dominant element of the style. Porches can be arranged both asymmetrically or symmetrically but are predominantly located asymmetrically on front elevations. Columns supporting the front porch will be solid in appearance and have masonry on them. Prairie style homes will feature vertical windows in groupings, deep overhangs, strong horizontal lines & details.