



Design Guidelines

Woodhaven Edgemont RSL Single Family Homes

STAGE 3:

- Block 32 Lot(s) 1-36



Prepared for Rohit Land Development
by IBI Group

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1 Objective

The objective of these design guidelines for Woodhaven Stage 3 (Single Family Homes - RSL) is to ensure the very highest standard of visual appeal and image; ensuring compatibility among homes and integration of the community into the natural landscape. Outlining the opportunities and constraints of building, these design guidelines will assist builders, designers and home buyers in the construction process.

These Design Guidelines apply to Block 32 Lot 1 – 36. The Stage 3 map is presented in Appendix 'A'.

2 Architectural Theme

The selected architectural theme provides elements that can be incorporated in a diverse range of styles including Modern Heritage, Craftsman and Tudor, in a variety of applications. This design emphasis will be on simple well executed design style with a contemporary edge.

3 Streetscape

Care must be taken to integrate the unique values of each home with special attention to the relationship with neighbouring properties. Relative massing, siting and style will be of utmost importance in assuring each home compliments its neighbour and the subdivision. Building massing, siting and style may be adjusted and/or alternate treatments requested to reinforce the streetscape. Entranceways are to cover and protect the space, at the first level or a height proportionate to the design. The style, width, height and detailing of entranceways will together create a sense of arrival.

4 House Size & Form

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.

Single family RSL homes are required to reflect the following massing requirements:

- Second floor recess of 2'-0" to 20'-0" from the garage front wall plane.
- Second floor area to contain a maximum width offset of 2'-0" from the main floor.
- Entry door wall plane and corresponding second floor area recess of 10'-0 to 25'-0" from the garage front wall plane.

The minimum house sizes are to be 1,500 sq. ft. for two storey homes and 1,200 sq. ft. for bungalow style homes.

Garages are to be designed in a way to reflect the rest of the homes on the street and enhance the front entry way. Garage size and minimum exposed house frontage will be established based on the pocket size of the lot as per the table below. A maximum 2' pocket relaxation will be permitted for 26' pockets only.

House Size & Pocket Fill (RSL)

Minimum House Width	Minimum Exposed House Frontage	Maximum Garage Width
26'	6'	20'
24'	4'	20'

**Note: Frontage calculations are based on home size, not pocket width, meaning that a 24' home with the noted calculations can be placed on a 26' pocket.*

Homes that do not meet the requirements as stated above may be considered at the discretion of the Design Consultant. Homes will be reviewed on their individual merits of design, massing, proportion, and compatibility and, where the Design Consultant considers the plan to be exceptional, and, provided that the house confirms with the general trend of the neighbourhood, exceptions may be considered.

5 Site Planning & 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.

Lots with a more dramatic change in terrain may require special terracing and/or retaining walls. The purchaser shall be responsible for the design and construction of such retaining structures and must ensure design grades and lot drainage are not compromised.

If a retaining wall is required, it is to consist of concrete or natural materials such as boulders. If the retaining structure is to be more than 1 m (3'-0") in height, it must be stepped to reduce the wall's visual mass. Retaining walls visible from high visibility areas (street, park, etc.) must have finished face and edge surfaces.

Special attention is to be given to the treatment of exposed concrete foundation walls. A maximum of 2' of parging will be permitted on all elevations of the homes. Variation in grade and basement design may require cladding material be lowered or extended to within 2' of ground level.

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

6 House Repetition

Similar or approximately identical house elevations and exterior colours must not be repeated within two lots (i.e., X-O-A-X) or directly across the street. To be considered different, an alternate elevation must reflect substantial modifications. Substantial modifications may include change in rooflines, house style, wall planes and materials. Repetitive use of elevations will be monitored to ensure an interesting and varied streetscape.

It is highly recommended that the same model are not placed adjacent to each other to meet this requirement.

7 High Visibility Lots

High visibility rear and side elevations require special design consideration. 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. The lots affected will be those backing onto or flanking public spaces and roads, including Whitemud Creek Ravine and walkways.

High visibility rear elevations will require trims around all opening (ie; windows, doors) and a minimum second floor detailing of a bump out or a false roofline. The use of a secondary wall material is required in all gables and may be required in other locations due to house repetition or insufficient window exposure.

The lots affected are: Block 32 Lots 1-36. Refer to Appendix "A" – Community Map for designated lots.

**Homes that significantly exceed the length of a typical home (65'), will require additional detailing on the highly viewable side locations. Relaxation of this requirement will be subject to adjacent homes containing similar massing.*

8 Walkout Lots

The rear elevation of these homes requires special design consideration and must avoid large expanses of blank wall space as well as a three storey towering appearance. The architectural devices that will best achieve the desired elevation are a combination of various wall planes, downhill sloping roofs in combination with dormers, decks and balconies. The distance from grade to the first eave line should not be more than 20'.

Clear three storey rear elevations on walkout lots will not be permitted. Articulation must be provided in the wall heights to help ground the building. This can be accomplished by staggering the upper floor or by adding different roof elements between the main and upper floor.

9 Rear Decks

The minimum standard material for deck construction is to be pressure-treated lumber. Decks must comply with City requirements for items as setbacks and site coverage.

All decks for homes that are designated as enhanced rear elevations (see Appendix 'A') must be built at the initial time of construction and must be on the building plans. Decks are to be a minimum 50 % of the home width and must start from an exterior side wall plane. All exposed deck posts are to be a minimum dimension of 12"x12" and constructed with matching home material. Vinyl siding and/or metal cladding on rear columns is not acceptable. Rear deck railings to be metal or glass (no wood railings). All vertical elements of decks are to be painted to match the siding or trim colour of the home.

10 Roofing

To provide a unifying theme throughout the subdivision, the minimum roof pitch and roof is to correspond to the style of home as indicated in **Appendix "B" – Styles**. To adjust for massing all bungalows will require a minimum 7/12 pitch. Flat or shed roofs will not be permitted as the main roof, however may be considered on a secondary roof line. This is to correspond to the

overall style. In consideration of overall massing and style, some secondary roofs may not be subject to this minimum requirement as noted in Appendix 'B'.

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

- Unicrete Concrete Tile Shake Profile (compatible colours to be reviewed on an individual basis);
- Decra Shingle profile (Fawn Grey, Slate) Shake profile (compatible colours to be reviewed on an individual basis);
- IKO Cambridge 30 (Weatherwood, Driftwood, Harvard Slate, Dual Black);
- BP Mystique 42 (Stonewood, Twilight Grey, Weathered Rock, Shadow Black);
- Elk Prestige 11 30/40/50 (Weatherwood, Antique Slate, Sablewood) Grand Series (Barkwood).
- Alternative shingles will be considered if they reflect the above profiles and colours.

Roof overhangs will be proportionate to the design with suitable overhangs incorporated at all cantilevers, box-outs and bays. A minimum 8" smartboard or aluminum fascia is required. Flashing must blend with house colours. No galvanized flashing allowed. Aluminum soffit, and rainware (gutters/downspouts) colours are to match fascia colour.

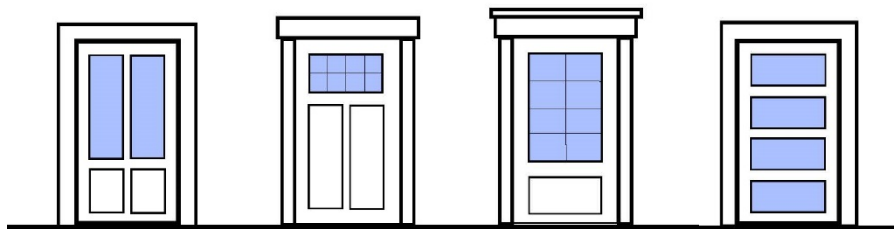
Chimneys and flues must be contained within a corbelled chase, finished in a style consistent with the home design.

11 Front Entrances & Columns

Entranceways will be covered at a level that encloses and protects the space at the first level or a height proportionate to the design. Two storey pillared entries are not permitted.

Front entry doors are to be a design compatible with the house style and to contain glazing or a sidelight in lieu of door glazing. Fanlight or sunburst door glazing is not permitted. Sidelights are highly encouraged.

The following are examples of acceptable door styles:



Other door styles may be considered at the discretion of the Developer or the Design Consultant.

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 will be a requirement on all front verandah. Columns are to be a minimum of 12" x 12" or equivalent overall size at the base. Rectangular column; 10" x 14" at the base is an example of an acceptable equivalent overall size. All posts and collars are to match the trim colour of the home. If masonry is desired on the columns it is to have a minimum height of 3'6". **Please see Appendix "D" for examples of an acceptable column detail. Round, fluted and tapered columns are not acceptable.**

Front entry steps are to be a maximum of four (4) risers per set (see section 5. Site Planning & Grading). Where the grade requires more than four 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 4' wide with appropriate railing style.

Wooden verandas and porches must be skirted to grade with closed risers. The front facing elements of these verandas must be stained to match the wall colour or trim colour. This includes the front facing portion of the front steps - no open stair treads will be permitted.

Metal railings are the minimum requirement on the front verandah (wood railings are not permitted).

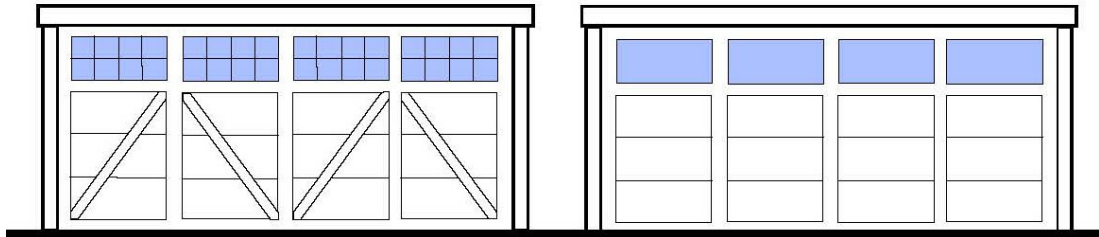
Lighting is required on all homes and must compliment the overall design of the home.

12 Garages & Driveways

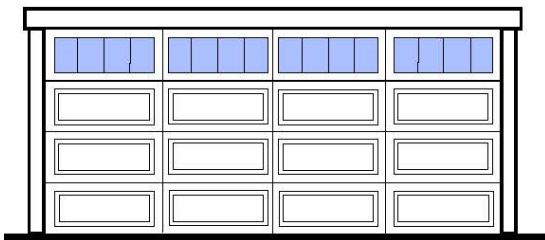
Double attached garages as a maximum are allowed under the massing guidelines identified in Section 4 and must be located in accordance with the garage location plan. The garage roofs are to correspond to the overall design/style of the home. Split design, side shed and rear shed roofs are not permitted.

Garage overhead doors must be compatible with the selected house style. The use of glass panels in overhead doors is required for all lots with front attached garages. The style of glass panels must be as shown and the use of Stockton or Heritage doors with glass panels is highly encouraged. Sunburst or other glazing patterns will not be permitted. Custom carriage doors will be allowed if appropriate to the design of the home.

The following are examples of acceptable garage door styles:



The standard raised panel doors such as the following are strictly prohibited.



A maximum of 18" must be maintained between overhead garage door and the eave line. Where the height exceeds 18", special detailing may be required. Gable ends will require appropriate detailing to soften the visual impact accordingly.

Corners of overhead door must be straight. Angled corners will not be permitted.

Lighting is required on all homes and must compliment the overall design of the home.

All garage doors must reflect the wall or trim colours. A complimentary garage door colour may be permitted at the discretion of the Design Consultant. **White and two-toned garage doors will not be permitted.**

Driveways and front walks are to be broom finished concrete at minimum, but may be exposed aggregate concrete, stamped concrete or broom finished concrete with stamped or exposed aggregate borders. Unit pavers are permitted as an accent or border material only. Driveways are to have a maximum width at the front property line not larger than the width of the garage.

13 Exterior Colours

All homes will require premium main wall colours (Mitten - Act or GAF - CertainTeed Monogram typical). See Appendix "C" for approved colour selections for the main wall material.

Secondary wall materials are not permitted to match the main wall or trim wall colour. Soffit, fascia and rainware is to match the trim colour of the home. The use of an accent colour in the same medium as other wall materials are not permitted (i.e. two types of colour shakes will not be permitted). Two horizontal siding colours may be considered on the elevation if the horizontal siding is installed in a panel effect and both colours have a balanced representation on the front elevation.

All homes are to use premium colour siding, accent panels and accessories. Darker colour palettes are to dominate the streetscapes. Bold and vibrant colours are encouraged.

Vibrant deep colours are to be used for the front entry doors; white or pastel colours are not permitted.

White or very light monochromatic masonry colours are not permitted.

14 Exterior Finishes/Design Details

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

Brick or stone will be required on all homes as a grounding element. Masonry is to be a minimum 42" in height when applied to the design. Stone or brick is required on all garages. Stone or brick applied as an accent or on the second floor will not be permitted. A reduction in masonry use will be considered by the Design Consultant if additional trim is applied for added detail and visual interest in accordance with the theme of the neighbourhood.

Window style and grill pattern are to be consistent with the selected house style. Curved or circular style windows will not be permitted.

The use of window and door surrounds will be a feature on all homes. Trim is to be a minimum of 6" in width.

All homes are to be finished in either Hardie Plank or Premium Vinyl Siding and must reflect the house style as indicated in **Appendix "B" - Styles**. All homes are only to contain one (1) secondary wall material in addition to masonry. The use of stucco is strictly prohibited on homes. The removal or additional use of secondary wall materials will depend on the overall style of the home and is at the discretion of the Design Consultant.

Acceptable main cladding materials include:

- vinyl siding in traditional or (no "dutch lap" siding or clapboard profile);
- hardboard siding pre-finished (long life), horizontal application;

Acceptable secondary wall cladding materials include:

- accent horizontal siding colour and/or material installed in "block panel" effect;
- panel detailing with vertical trims;
- vertical siding;
- vinyl shakes;
- board and batten;
- special "wood" accent material such as Sagiwall or Longboard siding applied in a "block panel" feature suited to design;
- river rock is prohibited;
- Hardie and metal panel may be used if suited to design.

All trim details, secondary wall materials and masonry must be returned to the adjacent wall. If the distance between wall planes does exceed 5'-0", a 2'-0" return will be sufficient. If the distance between wall planes does not exceed 5'-0", the secondary wall material to be returned along the entire side wall plane.

Louvres and trim details must be consistent with the theme of the neighbourhood.

Vinyl siding and metal cladding on columns is not acceptable. All columns are to be clad with panel board and are required to match the trim colour. Stone is acceptable at the base of column only. Full height masonry columns will not be acceptable.

Homes will be reviewed on their individual merits of design, massing proportion and compatibility and, where the Design Consultant considers the plan to be exceptional, and, provided that the house conforms to the general trend of the neighbourhood, exceptions may be considered.

15 Fencing/Landscaping/Other

15.1 Landscaping

It is the responsibility of the homeowner to landscape the yard. 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. Please refer to Appendix "E" Landscape requirements.

All lots will require a minimum of 3 trees. At least one tree must be planted in the front yard. A maximum of 70% sod shall be used in the front yard. All lots shall have a prepared shrub bed in the front yard containing at least 6 shrubs.

- Shrubs shall be 450 mm (18 in) in height or spread
- The minimum deciduous tree shall be 65 mm caliper (2.5 in) measured 150 mm above ground and 2.5 m (8ft) in height
- The minimum coniferous trees shall be a minimum 2.5 m (8 ft) in height
- In addition, all lots backing onto or have side yards flanking roads, parks and walkways (Block 32 Lots 1-36) require a minimum of 3 trees or 2 trees and 10 shrubs in the rear yard.

The rear yard of all lots will require a minimum of sod.

A prepared shrub bed is to be defined by landscape edging (metal, vinyl, brick, concrete, etc.) with adequate coverage of plant material and is to contain mulch (rock, wood chip, etc.) for

ground cover and shall be natural earth toned colours. Each shrub/tree bed to contain one consistent mulch material and should have an underlay of landscape fabric (no plastic). The use of non-earth toned mulch colours (whites, reds etc.) is strictly prohibited. Small plastic, wooden or metal fencing is not permitted anywhere and cannot be used in place of an edger for prepared shrub beds.

Large areas of mulch (rock, wood chip, etc.) will not be permitted in the front yard and highly visible rear yards. In scenarios where the minimum plant material is unable to provide adequate coverage, additional plant material such as ornamental grasses, perennials or additional shrubs are to be placed throughout the shrub bed to break up large areas of mulch.

If mulch (wood or rock) is desired along the narrow driveway side from the garage edge to the sidewalk then a minimum of 4 equally spaced shrubs are to be installed in that area.

Where sod is not installed directly against to the side property line, (use of mulch, rock or turf), it is the responsibility of the homeowner installing alternative to sod material, to use appropriate edging material to define the edge of the property along the entire length of the side yard where sod is not been installed. Noncompliance with this requirement will result in a failed inspection. Exception to this requirement will be a cohesive landscaping design for two adjoining properties installed at the same time.

If artificial turf is desired, it is to be designed with a distinct prepared shrub bed border between the turf and the property line. The shrub bed is to include adequate coverage of plant material that is in addition to the above minimum requirements.

Artificial turf is to contain a minimum weight of no less than 95 ounces per square yard and a minimum blade height of 41 mm (ie. ezLAWN, ezLAWN Elite, ezLAN Platinum or directly compatible product to be approved by Rohit Land Development) are acceptable. The base is to contain a minimum depth of 4" of 20mm road crush (compacted to 90% proctor density) with a sand or crushed limestone (fine) topping. The surface infill is to contain either a Silica sand and/or rubber infill. Artificial turf must be specified by the manufacturer as a pet friendly product with a minimum 10-year warranty. Homeowners will be required to submit their artificial turf invoice prior to final inspection to verify that the specifications have been met.

The application of artificial turf or landscapes without sod will only be considered by the Developer after submission of a detailed landscape concept drawing prepared by a Landscape designer. Landscape plans and the specification information on the artificial turf should be submitted to Rohit Land Development directly, via email at lot.sales@rohitgroup.com.

All lots are to comply with City of Edmonton Zoning Bylaw Landscape requirements, and it is the responsibility of the homeowner to ensure that their landscaping meets these requirements.

All landscaping including front, rear and sides must be completed, in accordance with the above requirements, **within twelve months of completion of the house** (subject to seasonal limitations) and completed prior to final inspection of the property for architectural / landscaping compliance. Upon completion of the landscaping, a final inspection is to be requested through the Builder via archcontrol.com. All inspections will be completed during the inspection season (late spring to early fall – weather permitting).

15.2 Fencing

Please see Appendix "A" Community Map to view the fence requirements and Appendix "F" for fence details.

Fencing on all lots are to be constructed by the Homeowner and shall be consistent in design and colour with the fencing style established for the community. All wood screen fences are to be painted Autumn Sand by Cloverdale Paints (Weather One Designer Selections Colour Code EX201). If a gate is desired, the gate shall match the adjoining fence.

For greenspace backing RSL lots (Block 32 Lots 1-36) where the Developer has provided a rear chain link fence it will be the responsibility of the Homeowner to install a step-down wood screen fence that extends 10' up the side yard connecting to the Developer's fence.

All fencing must be completed, in accordance with the above requirements, within twelve months of completion of the house (subject to seasonal limitations).

15.3 Address Plaque

A standardized address plaque, as per the detail provided by the Developer, is required for all homes. Address plaques must be ordered through Rohit Land Development and to be installed by the Builder. It shall be placed on the front of the garage in a visible location and is highly recommended that the builder show location of the Address Plaque on house approval applications. Alternate locations may be accepted at the discretion of the Design Consultant. See Appendix "G" Address Plaque for address plaque mounting instructions.

15.4 Accessory Buildings

The side wall elevations of all ancillary buildings and garden sheds shall not extend more than 6' in height. Where visible from a public adjacency (i.e., all perimeter lots and corner lots), accessory buildings must be consistent in style, finish and colour, with the house. Roof style and materials are to match the materials used on the roof of the house.

Sheds completed in an alternative plastic composite material will also be permitted in earth toned colours. Sheds containing unfinished wood are strictly prohibited. Metal sheds are strictly prohibited.

The following shed styles are acceptable, provided they are complementary to the style of the home:



The following are examples of sheds that will NOT be accepted:



16 Interpretation

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

17 Siting

17.1 Consultant

The Builder is to check archcontrol.com and with the Developer for all applicable drawings, and any special conditions.

17.2 City Regulations

The Builder is to ensure that all City of Edmonton regulations are met and note relevant plans regarding utilities and rights-of-way.

17.3 Grading

The Builder is to check archcontrol.com and with the Developer for all applicable drawing and any special conditions. Do not grade to existing vacant lots or unfinished lanes, but to elevations provided.

17.4 Plot Plans

The preparation of plot plans and stakeout must be carried out by the Builder's chosen Surveyor. Plot plans must include:

- scale 1:300 metric with north arrow and 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, easements and utility right-of-ways labeled, dimensioned;
- spot elevations around building and drainage directions;
- dimensions from property line to sidewalk and face of curbs.

18 Subdivision Appearance

18.1 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. All builder signage must be approved by the Developer.

18.2 Excavation Material

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

18.3 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 construction dumpsters/dumpster bags by the Builder is mandatory. Any general clean-up of the subdivision implemented by the Developer will be charged pro-rata to all Builders.

18.4 Construction Activity

Each Builder is responsible for inspecting the condition of curbs, sidewalks, street lights, services, etc. on their lots and must complete a Lot Pre-Inspection Report through LotWorks prior to commencing construction, otherwise costs for repairing any damages becomes the sole responsibility of the Builder.

19 Approval Process

Prior to building, the Builder inspects the lot and all services, and must complete a Lot Pre-Inspection Report through LotWorks. Failure to submit an inspection will be taken by Rohit Land Development to mean that there are no damages or issues with the lot.

Before applying to the City for a development permit, the applicant shall submit plans for approval to the Design Consultant via the Archcontrol.com website. The plans shall include elevations, plans, cross sections, roof plans and other information. The proposed architectural theme of the home is to be stated. The plan will be reviewed and recommend approval, modification, or rejection of the application based on the adherence of the plans to these guidelines.

Should disputes arise, the Developer shall make the final decision on the acceptability of plans. After approval, the plans may not be altered without prior approval.

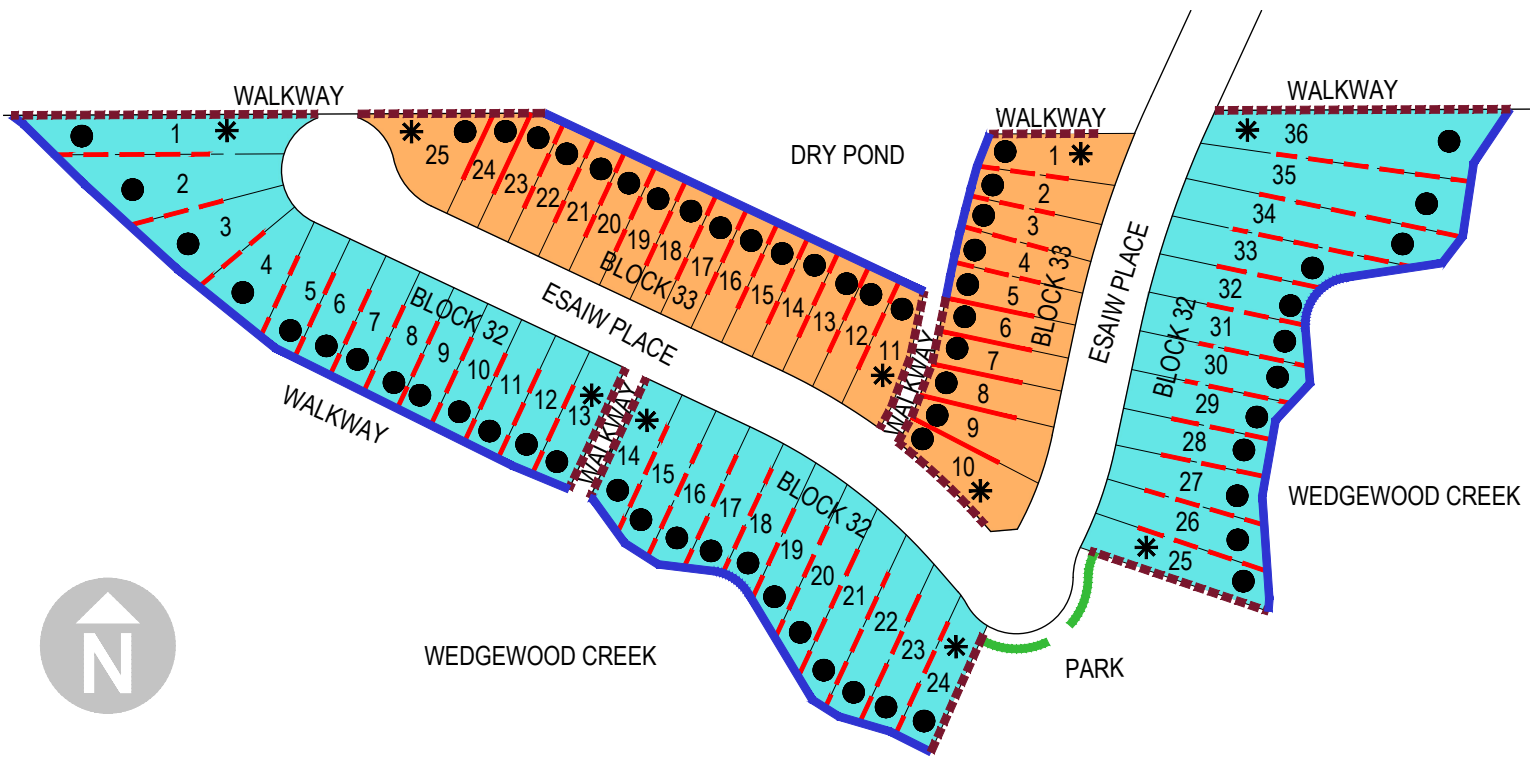
Approval of any and all house plans will be at the sole and unfettered discretion of the Developer

Variation to these Guidelines will be at the sole discretion of the Design Consultant. Any variation to the design guidelines are on a lot by lot basis and as such does not set any precedence for the subdivision.

No stakeout will be granted until design approval. All approvals will be posted on archcontrol.com.

If upon inspection the Design Consultant determines that the landscaping has not been satisfactorily complied with, a re-inspection will have to be requested from the builder for a fee.

Appendix A – Community Map



Legend

- SINGLE FAMILY RESIDENTIAL
- ZERO LOT LINE SINGLE FAMILY LOT
- * HIGH SIDE ELEVATION
- HIGH REAR ELEVATION
- WOOD SCREEN FENCE - BY DEVELOPER
- POST AND RAIL FENCE - BY DEVELOPER
- CHAIN LINK FENCE - BY DEVELOPER
- WOOD SCREEN FENCE - BY HOMEOWNER
- STEPDOWN WOOD SCREEN FENCE - BY HOMEOWNER



Stage 3 Design Guidelines Map

August 2021



*** TO BE PRINTED IN COLOR***

Appendix B – Design Styles

Craftsman

DESIGN STATEMENT

The Craftsman classic style allows for traditional forms with heavy emphasize on stylistic detailing. Key design features that defines this style:

- Front facing gables;
- Shakes or board & batten;
- Louvres, brackets or shutters;
- Masonry applied at half height of garage door or wall height;
- Checkered grilled style windows.

OVERALL BUILDING MASSING

Homes are to be designed to represent a simple massing design. Roof slopes are to be minimum of 6/12 with 12" to 24" roof overhangs. However, 18" overhangs are highly encouraged.

ROOF STYLES

Craftsman homes will require a hip style roof with a combination of front facing gable(s). A gable encompassing the full house width will not be permitted.

DEFINING DETAILS

Homes are defined with features that include shakes or board and batten with traditional shutters and bracket detailing.

EXTERIOR CLADDING

May be finished in vinyl siding, Hardie plank siding, brick/stone.

STONE OR BRICK PROFILES

Stone and brick are applied in postage stamp as a substantial accent. When applied as an accent the top edge is finished with a soldier course or heavy step trim.

COLOURS

Colours suited for the craftsman include mid to deep earth tones accented by mid to low contrasting trims.

ENTRANCE TREATMENT

Hipstyle roofs or gable roofs are a common feature for verandah with stepped/tiered columns. Entry doors are simple and bold usually with checkered glazing.



Modern Heritage

DESIGN STATEMENT

The Heritage Moderns style allows for traditional forms with a modern interpretation of detailing. Key design features that defines this style:

- Maximum of 3 gables;
- Simple/modern details;
- Vertical oriented windows;
- Vertical siding or vinyl board and batten are common secondary wall materials;

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 to be 7/12 - 8/12. Roof overhangs are minimum 1' at moderate pitch.

ROOF STYLES

A single or 2 gables will be required on the second floor and can consist of a 6/12 roof slope. A gable encompassing the full house width will not be permitted.

DEFINING DETAILS

A combination of strong modern features and simple detailing defines the heritage modern style which may include structural brackets or ganged vertical windows.

EXTERIOR CLADDING

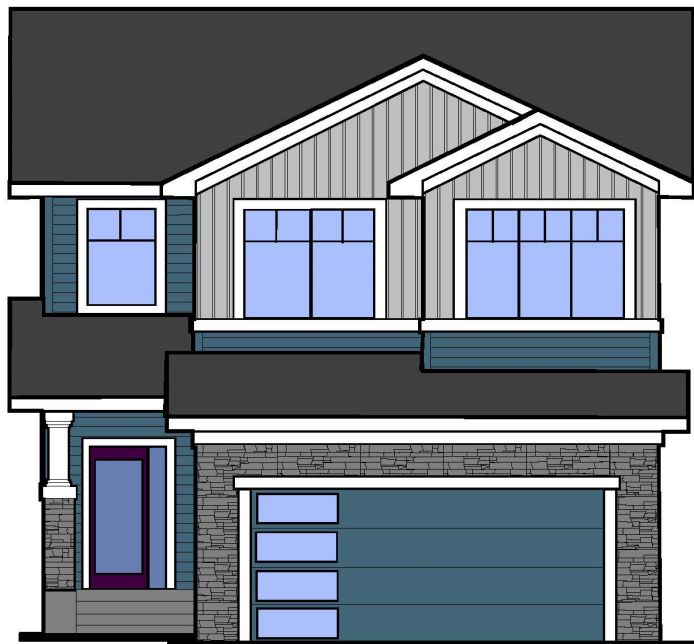
Vertical siding, panel board with trims, vinyl board and batten, brick/stone are common secondary wall materials used for this style of home.

COLOURS

Colours suited to the Heritage style include deep earth tones and a mid to light secondary wall material colour accented by contrasting heavy trims.

ENTRANCE TREATMENT

The entry are to be enclosed with verandahs consisting of a hip or shed roofs. Entry doors are simple and often include a square glass pane with modern grilled designs.



Tudor

DESIGN STATEMENT

The Tudor style allows for traditional forms with defining details that are explicit to the traditional Tudor style. Key design features that defines this style:

- Minimum 7/12 roof pitch; 9/12 highly encourage on front facing gables;
- Battens in the gable and/or wall;
- Secondary flat panel wall material;
- Vertical oriented windows

OVERALL BUILDING MASSING

All model types are included with an emphasis on vertical proportions where the eye is drawn to the street level. Roof slopes are moderate at a minimum 7/12 with 12" or 16" overhangs.

ROOF STYLES

Homes are to consist of a minimum of 2 open gables in combination of hip style roofs. Gables over the garage are highly encouraged

DEFINING DETAILS

Features such as rectangular shutters and exposed timber detailing is common for this style. Windows are to be vertically oriented with checkered grills.

EXTERIOR CLADDING

Horizontal Siding with panel and stone is a requirement for this style of home.

COLOURS

Colours suited to the French Country style include mid earth tones main siding colour with a slightly tonal panel colour.

ENTRANCE TREATMENT

The entry is to be enclosed with either a gable or hip roof supported by multiple posts.



Appendix C – Approved Colour Selections

Approved Colour Selections

The following are the approved main wall colours for Hardie Plank colours (by James Hardie) and Premium Siding (Mitten, Royal, Gentek, Kaycan).

Hardie Plank (by James Hardie)

- Khaki Brown
- Woodstock Brown
- Monterey Taupe
- Timberbark
- Rich Espresso
- Mountain Sage
- Chestnut Brown
- Iron Grey
- Aged Pewter
- Deep Ocean
- Evening Blue
- Grey Slate
- Night Grey
- Countrylane Red

Premium Siding

Royal:

- Walnut
- Natural Cedar
- Granite
- Shamrock
- Ironstone
- Cocoa
- Midnight Surf
- Wedgewood
- Weathered Grey
- Marine Blue
- Bark
- Toasted Almond
- Storm
- Redwood

Mitten:

- Khaki Brown
- Rockaway Grey
- Muskoka Green
- Grenadier Green
- Aviator Green
- Caribou Brown
- Chestnut Brown
- Regatta Blue
- Sapphire Blue
- Annapolis Blue
- Timber Bark
- Gunmetal Grey
- Eggplant
- Coffee Brown
- Lighthouse Red
- Richmond Red

Gentek:

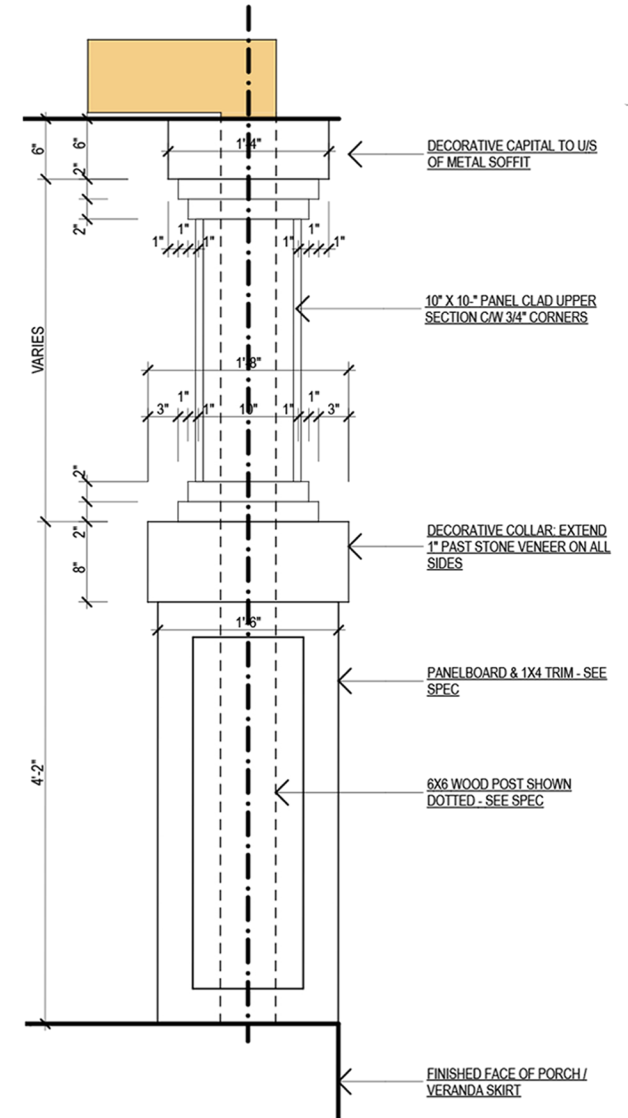
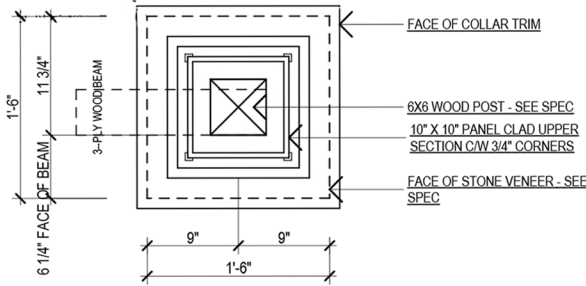
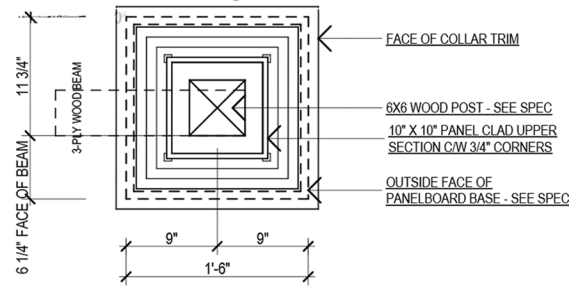
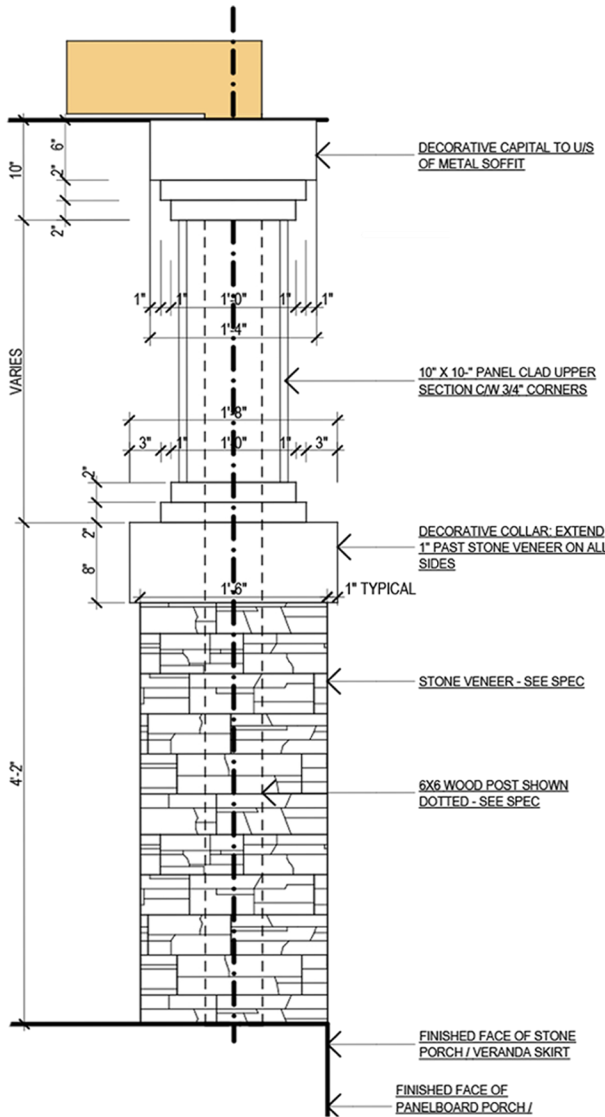
- Dark Drift
- Saddle Brown
- Moonlit Moss
- Windswept Smoke
- Midnight Surf
- Espresso
- Iron Ore
- Mountain Arbor
- Majestic Brick

Kaycan:

- Mahogany
- Pecan
- Castlemore
- Cabot Brown
- Manor
- Evergreen
- Brick
- Cabot Red
- Colonial Red

Blue, red and purple (eggplant) tones will be carefully reviewed and monitored to ensure compatibility with the design style and other homes.

Appendix D – Column Details



Appendix “E” – Landscape Requirements

Landscape Requirements Checklist

It is the responsibility of the homeowner to landscape the yard. 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

- All lots will require a minimum of 3 trees. At least 1 tree in front yard
 - Deciduous minimum 2.5" caliper and 8' height
 - Coniferous 8' height
- Prepared shrub bed proportionate to plant material in front yard containing:
 - Minimum 6 shrubs - 18" height or spread (height for deciduous/spread for evergreen)
 - Large area of bare mulch is not permitted.
 - If minimum plant material is unable to provide adequate coverage, additional plant material such as ornamental grasses, perennials or additional shrubs are to be used
 - Contain natural coloured mulch (wood or rock). One consistent mulch material and colour per bed.
 - White not permitted
 - Edger (metal, vinyl, brick, concrete, etc.)
 - Edging required along property line where sod is not installed. Exception for a cohesive landscape design for two adjoining properties installed at the same time.
 - Small plastic, wooden or metal fencing is not permitted
 - Landscape Fabric (no plastic)
- Sod (Maximum 70%)
 - High visible locations
 - Exposed soil is not permitted
- High Visible Rear Yard
 - Block 32 lots 1-36 require a minimum of 3 trees or 2 tree and 10 shrubs in the rear yard
- Artificial or Synthetic Turf
 - Prior to installation a detailed landscape plan prepared by a Landscape designer and specification information sent to Developer via email at lot.sales@rohitgroup.com for review
 - Distinct prepared shrub bed border between the turf and the property line
 - Artificial turf must be specified by the manufacturer as a pet friendly product with a minimum 10-year warranty
 - Artificial turf is to contain a minimum weight of no less than 95 ounces per square yard and a minimum blade height of 41 mm (ie. ezLAWN, ezLAWN Elite, ezLAN Platinum or directly compatible product to be approved by Rohit Land Development) are acceptable
 - The base is to contain a minimum depth of 4" of 20mm road crush (compacted to 90% proctor density) with a sand or crushed limestone (fine) topping.
 - The surface infill is to contain either a Silica sand and/or rubber infill
 - Artificial turf invoice prior to final inspection to verify that the specifications have been met.
- All lots are to comply with City of Edmonton Zoning Bylaw Landscape requirements
- Landscape completed within 12 months of completion of the house and completed prior to final inspection of the property for architectural / landscape compliance.

Landscape Site Review Requests

- Once your landscape construction is complete, please contact your Builder and they will arrange for a site review.
- All site review requests and Final Grade Certificates are to be submitted by the Builder on the archcontrol.com site.
- Site reviews are only conducted during the inspection season (late spring to early fall – weather permitting).

Site Review Process

- After the site review is requested, your property will be reviewed and photographed. A report will be prepared.
- if landscape is acceptable, the report will be forwarded to the Builder and Developer.
- If landscape is not acceptable, the report will be forwarded to the Builder. This report will clearly outline the deficiencies that need to be corrected.
- All correspondence and inquires to IBI Group are to be submitted through the Builder.
- Once corrections are completed, a photo of the fixed deficiency is to be submitted to the Builder so that a new report can be prepared. If corrections are accepted, the report will be forwarded to the Developer for deposit refund.

High Quality Front Yard Landscape Examples



Top Ten Common Landscape Deficiencies

The following list only provides the homeowner with common reoccurring deficiencies that prevents a final landscape approval. Other deficiencies maybe noted once a final inspection is completed.

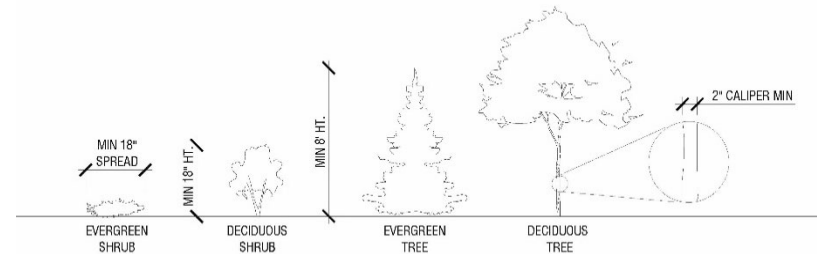
1. Poor Quality Landscaping

- Dead grass / shrubs
- Weed Growth
- Unkempt, non-maintained and damage landscape



2. Undersized Plant Material

- Shrubs are measured by width/spread for evergreen and by height for deciduous
- Deciduous tree caliper is measured 6" above ground. Evergreen (coniferous) trees are measured by height.



3. Missing Plant Material

- Missing required tree – No exceptions
- 6 shrubs is required - perennials and annuals as a substitution is not acceptable.

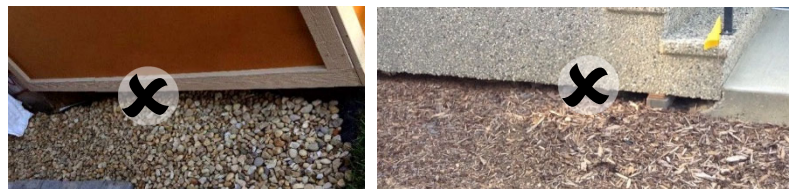
4. Unacceptable Trees & Shrubs

- Grafted trees (shrubs grafted to tree trunks) – acceptable as shrubs only
- Trees not installed within the homeowners property
- Trees are unhealthy, dead or diseased
- Tree with poor form (i.e. one side dead, top is dead or missing limbs)
- Dead shrubs or shrubs in poor condition



5. Grading

- Gaps between stairs/walls and grade due to settlement or poor grading
- Major divots and excavations



6. Poor Plant Material Coverage

- Not Acceptable – Large areas of mulch without shrubs or perennials
- Acceptable – Combination of ornamental grasses, perennials and shrubs to cover mulch bed
- If mulch (wood or rock) is desired along the narrow driveway side from the garage edge to the sidewalk then a minimum of 4 equally spaced shrubs are to be installed in that area



7. Missing Mulch and Poor Installation

- Wood chips/bark or rock in natural colours - acceptable
- Exposed soil or landscape fabric not permitted
- Rockery with boulders and rock mulch - acceptable



8. Poor Landscape Edger Installation

- Wood chips/bark or rock in natural colours – acceptable
- Not level/poor installation/protruding above bed
- Spacing between edger/poor installation / trip hazard
- Plastic, Vinyl or Metal Continuous – Acceptable



9. Driveway Extensions

- Driveways are not permitted to be extended past the garage width unless approved by the Developer
- Walkway containing concrete, brick, stone or other similar products directly adjacent to the driveway and the full length of the driveway is not permitted

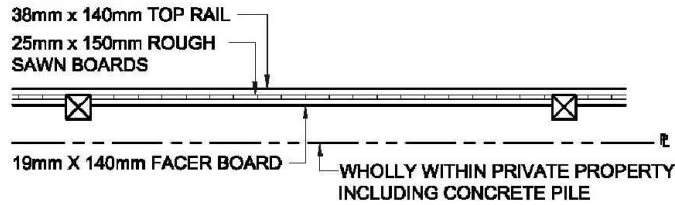


10. Poor Landscape on Highly Visible Rear Yards

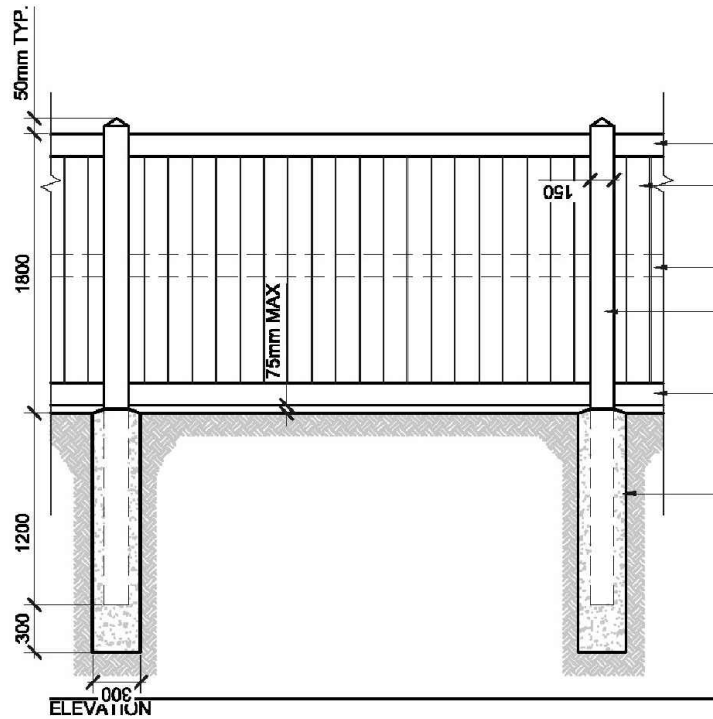
- Yards that back onto roads, stormwater and other high profile locations require landscape treatment
- Poorly designed or constructed garden sheds or greenhouses are not acceptable
- Rear yard consisting of large, vast areas of bare mulch or concrete are not acceptable



Appendix “F” – Fence Details



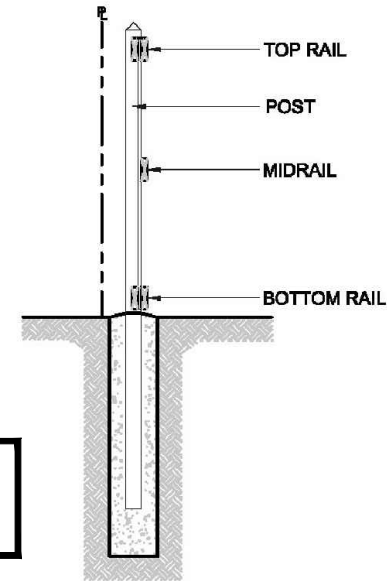
PLAN



ELEVATION

NOTES:

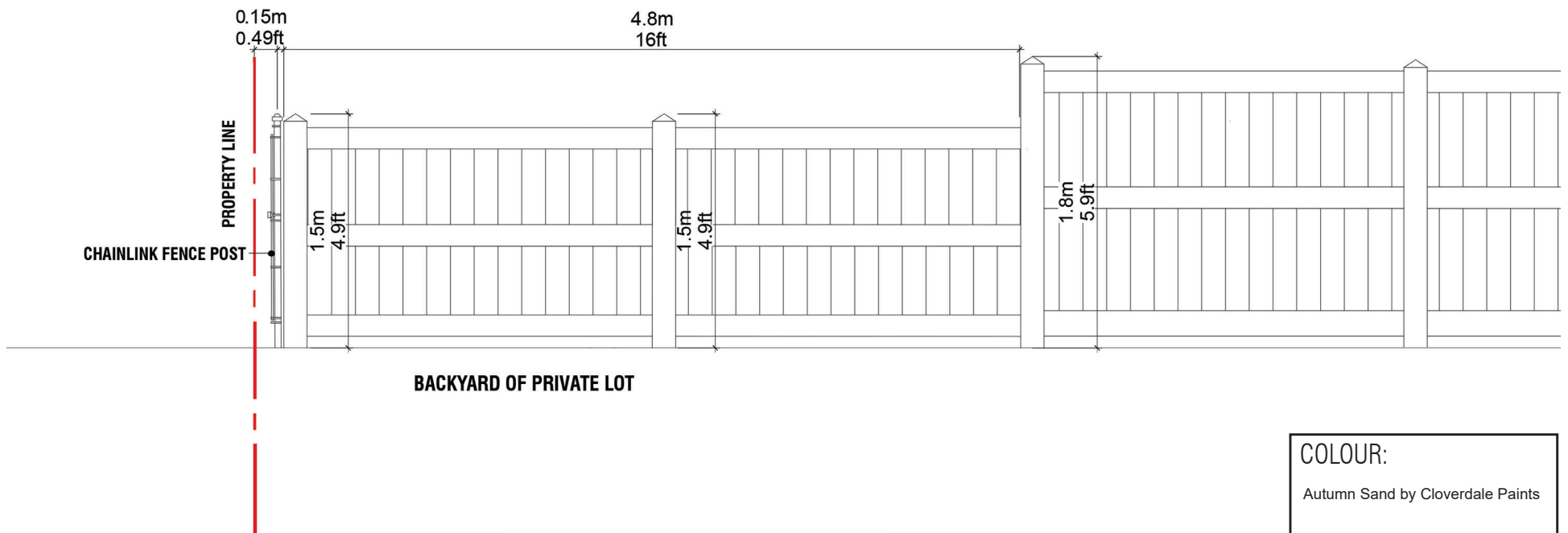
- FENCES INCLUDING THE CONCRETE PILE MUST BE CONSTRUCTED WHOLLY WITHIN PRIVATE PROPERTY.
- FENCES ON PRIVATE PROPERTY SHALL REQUIRE A MINIMUM OF PRESSURE TREATED POSTS AND BOTTOM RAILS. FENCES ON CITY PROPERTY SHALL REQUIRE ALL WOOD MEMBERS TO BE PRESSURE TREATED OR APPROVED EQUAL. ALL WOOD MEMBERS ABOVE GROUND TO BE NON-INCISED.
- ALL NAILS TO BE 60mm SPIRAL GALVANIZED. USE AS REQUIRED TO ENSURE SECURE ASSEMBLY.
- WOOD USED MAY BE LODGEPOLE PINE, FIR, HEMLOCK OR SPRUCE, DEPENDANT ON AVAILABILITY AT TIME OF CONSTRUCTION.
- ALL STAIN TO BE AS PER LANDSCAPE ARCHITECT. APPLY 2 COATS AS PER MANUFACTURERS SPECIFICATIONS. COLOUR TO BE DETERMINED BY LANDSCAPE ARCHITECT. STAIN BOARDS ALL FOUR SIDES PRIOR TO CONSTRUCTION.
- PRESSURE TREATED POSTS TO BE TREATED WITH A SOLUTION OF PENTACHLOROPHENOL AND PETROLEUM TO CSA-080.
- PROPERTY LINE OFFSET DIRECTION VARIES. REFER TO PLAN.
- ALL DIMENSIONS IN MILLIMETERS.



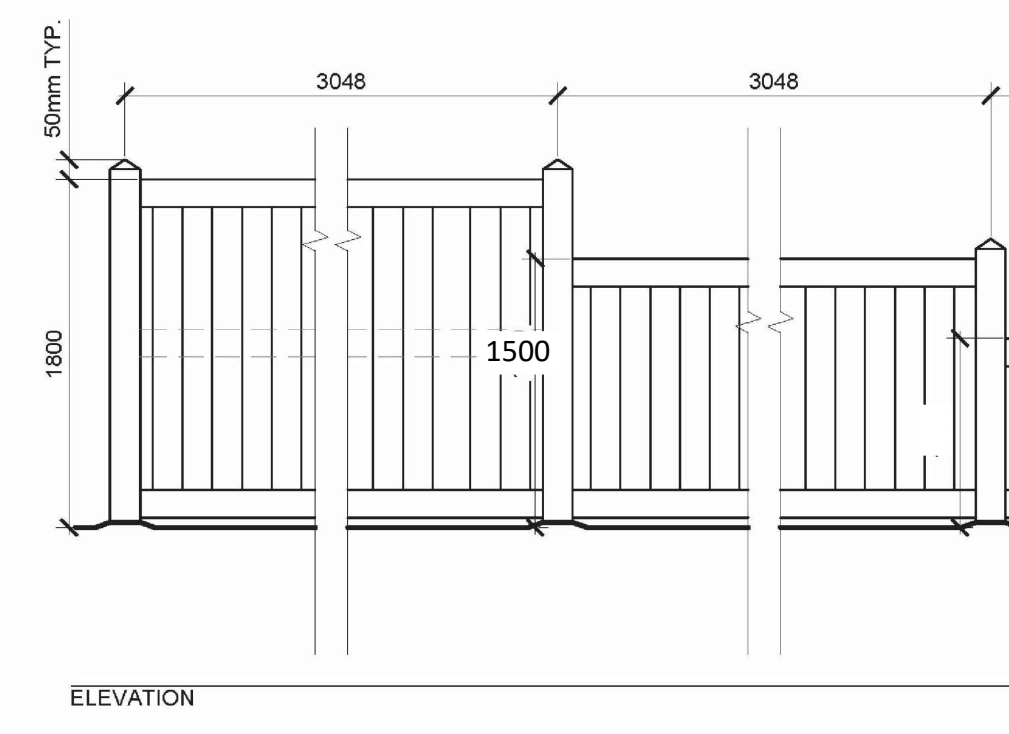
SECTION

COLOUR:

Autumn Sand - PAINT BY CLOVERDALE PAINTS
(Weather One Designer Selections Colour Code EX201)



COLOUR:
Autumn Sand by Cloverdale Paints

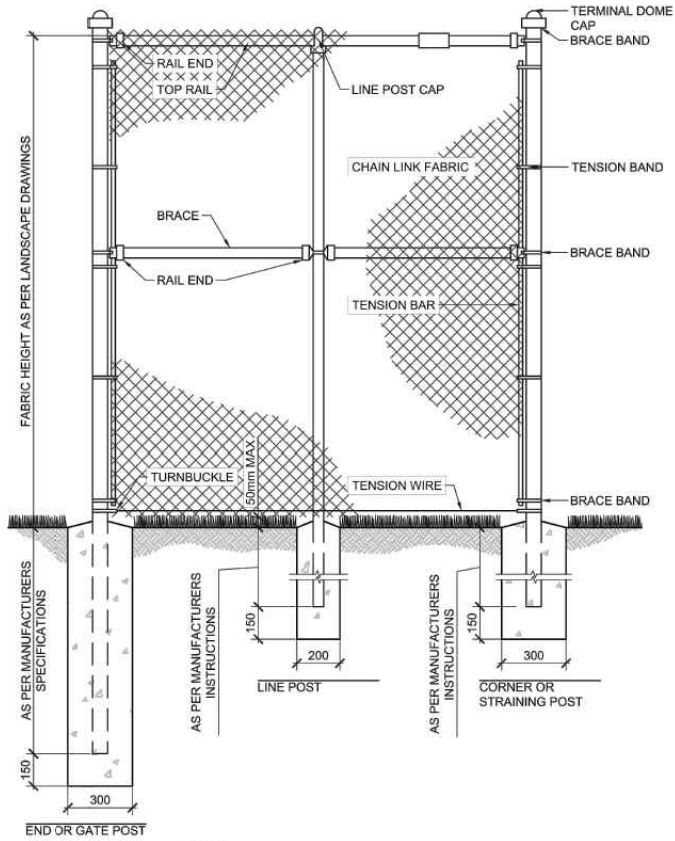


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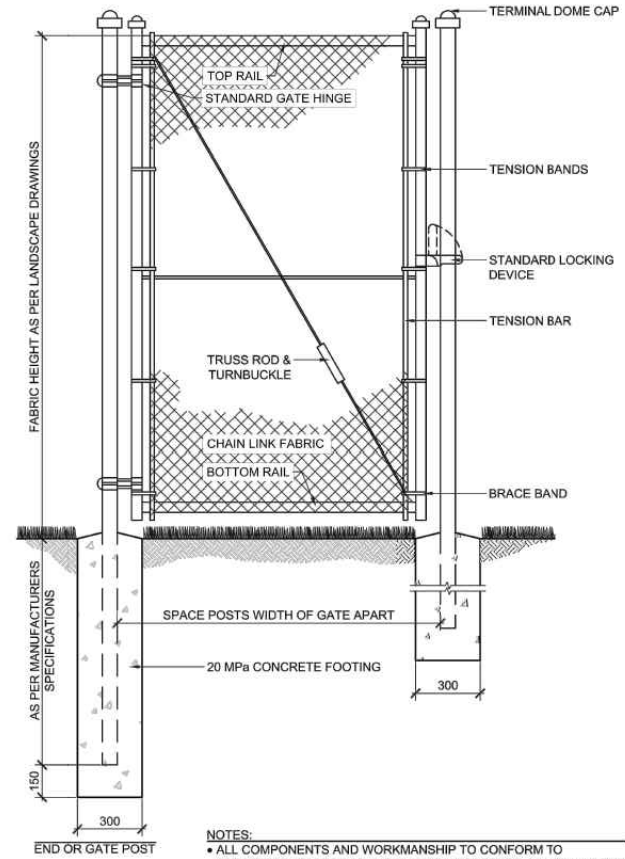
- REFER TO CONSTRUCTION DETAIL LA405 FOR ALL METHODS AND MATERIALS REGARDING CONSTRUCTION OF WOOD SCREEN FENCING.

NOTE:
WOODSCREEN FENCE INTERSECTS WITH
CHAINLINK AT MESH OR POST (VARIES)

COLOUR:
Autumn Sand - PAINT BY CLOVERDALE PAINTS
(Weather One Designer Selections Colour Code EX201)



- NOTES:
- ALL COMPONENTS AND WORKMANSHIP TO CONFORM TO SPECIFICATION SECTION 02821 CHAIN LINK FENCE AS WELL AS THE RELATED SECTIONS.
 - ALL DIMENSIONS IN MILLIMETERS.



- NOTES:
- ALL COMPONENTS AND WORKMANSHIP TO CONFORM TO SPECIFICATION SECTION 02821 CHAIN LINK FENCE AS WELL AS THE RELATED SECTIONS.
 - ALL DIMENSIONS IN MILLIMETERS.

COLOUR:
BLACK

Appendix “G” – Address Plaque
