



Design Guidelines

Glenridding Heights Phase 4 Single Family Homes RMD



Prepared for Rohit Land Development
by IBI Group

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1 Objective

The objective of these design guidelines for Glenridding Heights Phase 4 (Single Family Homes - RMD) 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 achieving problem free construction. The Phase 4 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 Heritage, Contemporary and French Country, in a variety of applications. These architectural elements - enclosed entries, brick or stonework and the weight of substantial detailing, together achieve a grounded streetscape - homes that are comfortable in their proportions. As the eye is drawn to street level and proportion applies to scale, the statement is "Welcome Home", where the streetscape is welcoming and appealing.

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

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.

The second floor area should be carefully designed. As a maximum, it is recommended that the garage frontage may not be more than 68% of the pocket width.

The minimum house width at both the front and rear elevations must be within 2' of the building pocket for all lots. These requirements may be waived for homes on irregular or larger lots at the discretion of the Design Consultant and based upon exceptional design.

For homes with front drive garages, any proposed garage offset of more than 2' will be specifically reviewed for suitability. 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.

The minimum house sizes are to be 1,600 sq. ft. for two storey homes and 1,200 sq. ft. for bungalow style homes.

Glenridding Heights allows for homes to be built in excess of the minimum requirements noted above. However, the minimums provide the opportunity for variations in size which, when combined with landscaping considerations, will contribute to the ultimate character of the neighbourhood.

5 Site Planning and Grading

Site planning and grading must accommodate the natural slope of the land with variations in grade absorbed within the building mass as much as possible. Lot grading must be in strict conformance with the approved grading plan for the subdivision. For lots with a more dramatic change in terrain such as walk-out basement lots or drive under lots, there may be a requirement for 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 is not compromised.

If a retaining wall is required and 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.

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

6 Garages and Driveways

Garage overhead doors must be compatible with the selected house style. The use of glass panels in overhead doors is recommended 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.

Double attached garages as a minimum are allowed under the massing guidelines previously discussed and must be located in accordance with the garage location plan. 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 recommended to have an organic shape with a maximum driveway width at the front property line not larger than the width of the garage.

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 comers will not be permitted.

7 House Repetition

Similar or approximately identical house elevations must not be repeated within two lots or directly across the street. To be considered different, an alternate elevation must reflect substantial modifications. Repetitive use of elevations will be monitored to ensure an interesting and varied streetscape.

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

8 Exterior Colours

Colours will be approved on an individual basis. Colours will not be duplicated on adjacent lots. The use of a third accent colour is required and cannot be applied in the same medium as the main exterior finish (i.e. two types of stucco will not be permitted). The third colour may be incorporated in the front entry door. In keeping with the character of the neighbourhood and in consideration of blended streetscapes, pastel colours are not permitted.

Premium colours (Mitten - Act or GAF - CertainTeed Monogram typical) will be required on all corner and lane flanking lots. Premium colours will also be required on every third home that is located between the corner and lane flanking lots. For homes not using premium siding the following darker non-premium colours will be permitted:

- Royal (Harvard Slate, Brownstone, Pebble Clay and Cypress)
- Mitten (Brownstone, Stratus, Sage and Cypress)

All homes are to use premium colour siding, accent panels and accessories. Darker colour palettes are to dominate the streetscapes. White trim colours are a requirement on all lots. Bold and vibrant colours are encouraged. Overhead doors are to be white, but other colours will be considered on an individual basis.

9 Corner Lots

Houses on corner lots require special consideration. Flanking side elevations are to have suitable front elevation treatment with principle roof planes sloping toward view. All models will be considered for corner lots based on their unique suitability to these locations. Houses will require variation in wall planes, substantial roof line between floors, appropriate wall heights, window placement and detailing.

10 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'.

11 High Visibility Lots

High visibility rear 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 public spaces.

12 Roofing

To provide a unifying theme throughout the subdivision, the minimum roof pitch will be 6/12, with the exception of bungalows which will require an 7/12 pitch to adjust massing. In consideration of overall massing and style, some secondary roofs may not be subject to this minimum requirement.

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

- Cedar Shakes;
- 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 Harmony 30 (Stonewood, Twilight Grey, Weathered Rock, Shadow Black);
- Elk Prestige 11 30/40/50 (Weatherwood, Antique Slate, Sablewood) Grand Series (Barkwood).

Roof overhangs will be proportionate to the design with suitable overhangs incorporated at all cantilevers, box-outs and bays. A minimum 8" fascia is required.

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

13 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 in a panel effect. For example, if stone or brick is applied at the garage front, it must extend the height of the garage including above the overhead door to create a panel effect. Stone or brick applied as an accent will not be permitted. An alternate application of 75% of the wall height will be allowed at the discretion of the Design Consultant. The use of window and door surrounds will be a feature on all homes. Trim will be a minimum 6".

The use of stucco as trim around windows etc., will not be permitted.

The use of crezone accent materials and paneling 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.

Entranceways will be covered at a level that encloses and protects the space at the first level or a height proportionate to the design. Front entry doors are to contain glazing in a design compatible with the house style. Fanlight or sunburst door glazing is not permitted. Sidelights are highly encouraged. Two storey pillared entries will not be permitted. 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.

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

Acceptable cladding materials include:

- vinyl siding in traditional or (no "dutch lap" siding or clapboard profile); The incorporation of premium siding as an accent material (i.e. gable ends, accent panels, etc.) is required;
- cedar siding in horizontal application of profile suited to design;
- hardboard siding, pre-finished (long life), horizontal application;
- river rock will be considered on an individual basis;
- stucco in sand float or smooth finish in darker palettes upon Design Consultant's review.

All trim details and masonry must be returned 2'-0" around corners.

Where columns or posts are used on the front or highly visible elevations, they are to be of substantial form and solid in appearance. Columns and posts should include suitable step details at top and bottom. Please see Appendix 'B' for column details.

Vinyl siding and metal cladding on columns is not acceptable. All columns are to be clad with panel board and are required to be white. 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.

14 Fencing/Landscaping/Other

14.1 Fencing

Wood screen fencing is acceptable on all lots and shall be consistent in design and colour with the fencing style established for the community. See Appendix 'C' for fence details.

14.2 Landscaping

It is the responsibility of the homeowner to landscape the front yard. In addition, the rear yards of all high visibility lots are to be landscaped (see Appendix 'A'). 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 eco-scaping proposals shall include a minimum of 50% sod and must be approved by the Design Consultant.

The minimum landscape standard for all lots shall consist of sod, one tree and a prepared shrub bed containing at least six shrubs. In addition the rear yard of all high visibility lots will require sod and three additional trees. The minimum deciduous tree shall be 2.5" caliper - measured 6" above ground. Coniferous trees (spruce or pine) must be a minimum 8' (2 m) height. Shrubs shall be 18" in height or spread. A prepared bed is to be defined by landscape edging (vinyl, brick, concrete, etc.) and is to contain mulch (rock, wood chip, etc.) for ground cover. Mulch is not an acceptable substitute for sod. Mulch is only acceptable with adequate coverage of plant material.

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 Builder, upon confirmation of the satisfactory completion of the landscaping.

14.3 Accessory Buildings

The side wall elevations of all ancillary buildings and garden sheds shall not extend higher than adjacent fencing. 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.

14.4 Address Plaque

A standardized address plaque, as per the subdivision detail, is required for all homes. It shall be placed on the front of the garage in a visible location.

Alternate locations may be accepted at the discretion of the Design Consultant.

15 Interpretation

The enforcement, administration and interpretation of these guidelines shall be at the discretion of Rohit Land at Glenridding Ltd. or its designated consultant. The unfettered application of these guidelines shall be without notice or precedent.

16 Siting

16.1 Consultant

The Builder is to check with the Design Consultant for all applicable drawings, and any special conditions.

16.2 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.

16.3 Grading

The Builder is to check Building Grade Plans and conform to them. Do not grade to existing vacant lots or unfinished lanes, but to elevations provided.

16.4 Plot Plans

The preparation of plot plans and stakeout must be carried out by the designated surveyor only. Plot plans must include the following:

- 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, etc. Easements and utility right-of-way labeled and dimensioned, accurately figured, explicit and complete;
- Spot elevations around building and drainage directions;
- Dimensions from property line to sidewalk and face of curbs.

17 Subdivision Appearance

17.1 Signage

In order to maintain cohesiveness for signage within the subdivision, all signage will be supplied by the Developer, i.e. all model signs, directional signs and general information signs. The only signage to be supplied by the Builders Group will be on lots owned or sold by that Builder. Excessive use of signage, including sandwich boards may necessitate removal of ALL Builder's and Realtor's signs. All builder signage must be approved by the Developer.

17.2 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. There is absolutely no onsite disposal.

17.3 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 bins by the Builder is recommended. Any general clean-up of the subdivision implemented by the Developer can and will be charged pro-rata to all Builders.

17.4 Construction Activity

Each Builder is responsible for inspecting the condition of curbs, sidewalks, street lights, services, etc. on his lot and must submit written notice of any damages to the Developer prior to commencing construction, otherwise costs for repairing any damages becomes the sole responsibility of the Purchaser.

18 Approval Process

Prior to building, the Builder inspects the lot and all services. All discrepancies or damage are to be reported in writing with the application and a copy forwarded to the Developer.

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 (i.e. French Country, Heritage, etc.). The plan will be reviewed and recommend approval, modification, or rejection of the application based on the adherence of the plans to these guidelines.

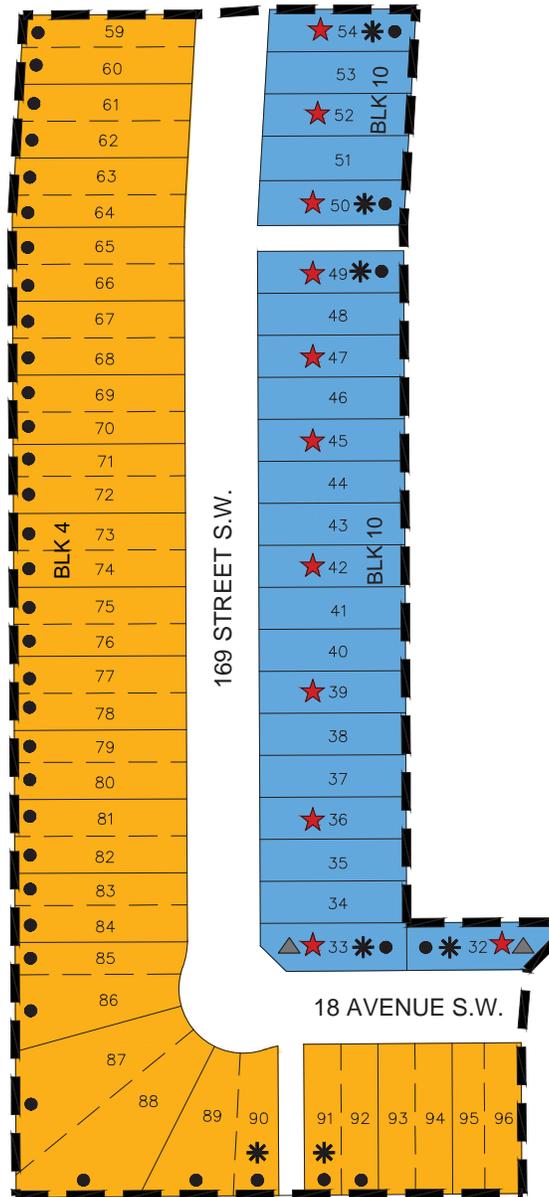
Should disputes arise, the Developer shall make the final decision on the acceptability of plans. After approval, the plans may not be altered without prior approval.

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

No stakeout will be granted until approval.

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Appendix A – Community Map



Legend

- DUPLEX
- SINGLE FAMILY RESIDENTIAL - RSL
- ★ PREMIUM MAIN SIDING COLOUR REQUIRED
- ENHANCED REAR ELEVATION
- ✱ ENHANCED SIDE ELEVATION
- ▲ 2.5m WIDE SIDE YARD



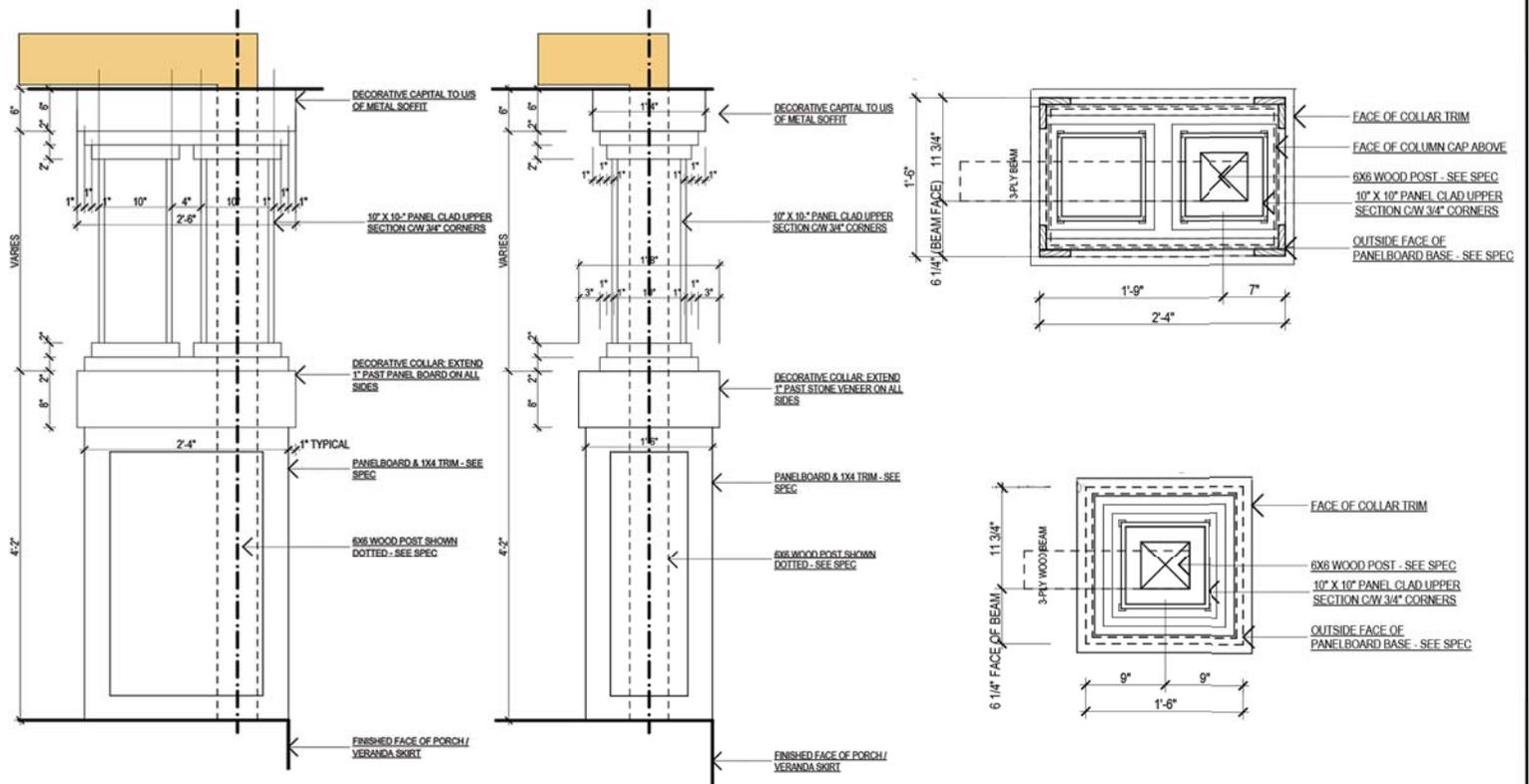
Phase 4

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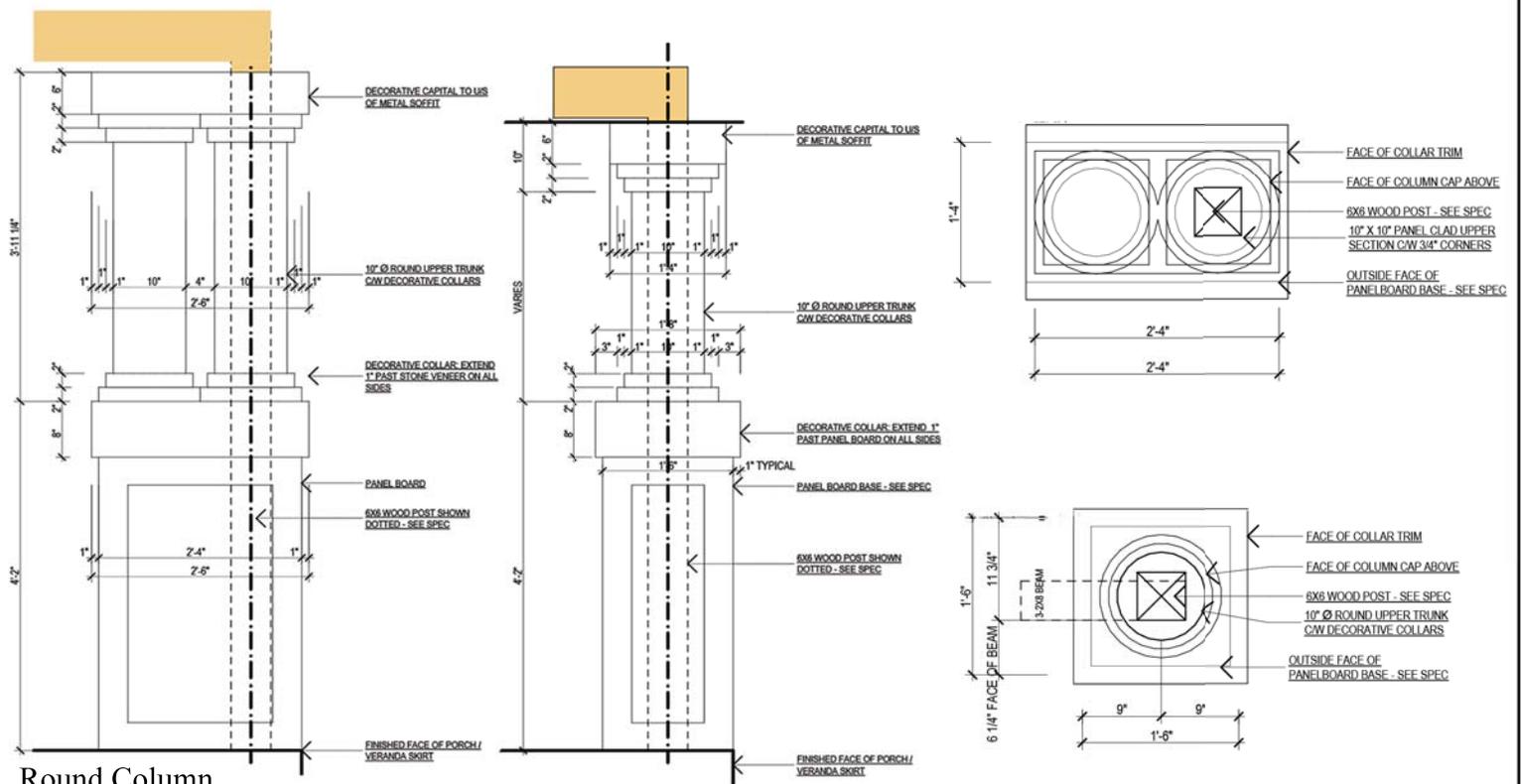
February 9, 2017



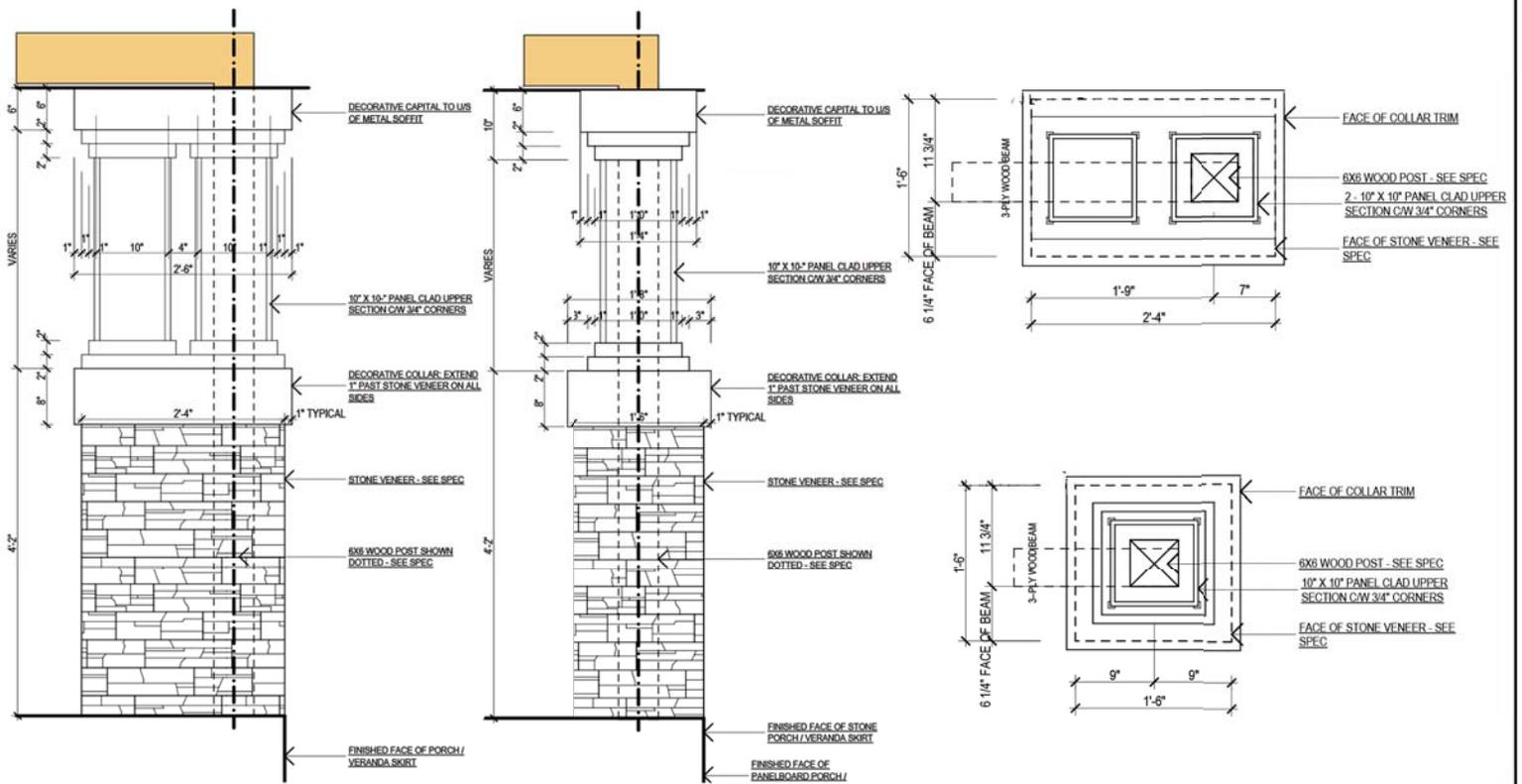
Appendix B – Column Details



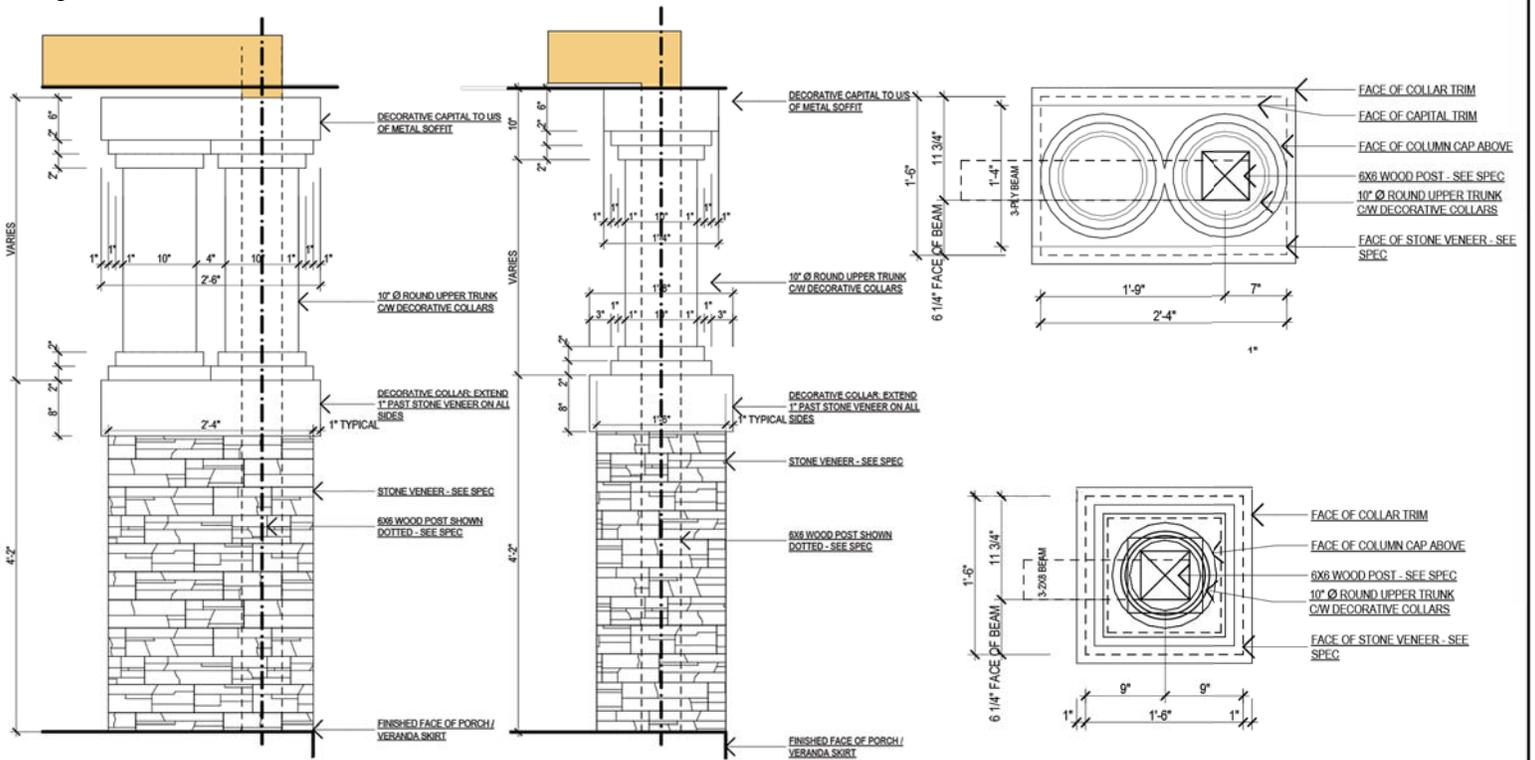
Square Column



Round Column



Square Column



Round Column

Appendix C – Fence Details
