

ELLERSLIE CROSSING
STAGE 10

Duplex



By MLC Group

ARCHITECTURAL AND
DESIGN GUIDELINES

REVISED OCTOBER 2005

CONTENTS:

<u>Section</u>	<u>Description</u>
1.0	OBJECTIVE
2.0	STREETSCAPE
3.0	HOUSE SIZE
4.0	SITE PLANNING AND GRADING
5.0	GARAGE/DRIVEWAY
6.0	IDENTICAL ELEVATION
7.0	EXTERIOR COLORS
8.0	CORNER LOTS
9.0	HIGH VISIBILITY LOTS
10.0	ROOFING
11.0	EXTERIOR FINISHES
12.0	FENCING
12.1	Landscaping
13.0	INTERPRETATIONS
14.0	SITING
14.1	Consultant
14.2	City Regulations
14.3	Grading
14.4	Plot Plans
15.0	SUBDIVISION APPEARANCE
15.1	Signage
15.2	Excavation Material
15.3	Clean Up
15.4	Construction Activity
16.0	APPROVAL PROCESS
17.0	DAMAGE DEPOSITS
17.1	Deposit Return Procedure

DIRECTORY:

Developer	MLC Group	420-0044 (Fax 423-0044)	Dave McDougall Arlene Zingle	#1000, 10104-103 Avenue Edmonton, AB. T5J 0H8
Engineers	Stantec	917-7000 (Fax 917-7289)	Tom Baba	#700, 10160 - 112 Street Edmonton, AB. T5K 2L6
Architectural Applications	Mariah Consulting	437-3443 (Fax 436-5920)	Laurie Lebirk	#208, 5807 - 104 Street Edmonton, AB. T6H 2K4
Surveyor	Stantec Geomatics	917-7000 (Fax 917-7289)	Brent Rudko	700, 10160 - 112 Street Edmonton, AB. T5K 2L6
Solicitor	Combe & Kent	425-4666 (Fax 425-9358)	Peter Combe	800, 10310 Jasper Ave. Edmonton, AB. T5J 2W4
Geotechnical	J.R. Paine & Assoc.	489-0700 (Fax 489-0800)	Rick Evans	3051 Parsons Road

1.0 OBJECTIVE

The objective of these architectural guidelines 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 guidelines will assist builders, designers and home buyers in achieving problem free construction.

2.0 STREETScape

Care must be taken to integrate the unique values of each home with special attention to the relationship with neighboring properties. Relative massing, siting and style will be of utmost importance in assuring each home compliments its' neighbor and the subdivision. Building massing, siting and style may be adjusted and/or alternate treatments requested to reinforce the streetscape. Entranceways will be covered at a level that encloses and protects 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.

3.0 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 neighboring houses. Homes incorporating a garage offset of more than 4' will be specifically reviewed for suitability.

Homes will be reviewed on their individual merits of design, massing, proportion, and compatibility and provided the house conforms with the general trend of the neighborhood, designs of merit which do not strictly adhere to the Architectural Guidelines will be given consideration. Acceptability of such designs will be at the discretion of the Developer.

4.0 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, 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 are not compromised.

Natural elements such as boulders are preferred for construction of all retaining walls, to provide a blend with the natural terrain. If the retaining structure is to be more than one meter in height, it must be stepped to reduce the wall's visual mass.

Special attention is to be given the treatment of exposed concrete foundation walls.

A maximum of 2'0" of parged concrete will be permitted on all elevations of the home. Variation in grade and basement design may require cladding material be lowered or extended to within 2'0" of ground level.

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

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

5.0 GARAGE/DRIVEWAY

All homes must be provided with a single attached garage, constructed with the home and located in accordance with the garage location plan. Homes should be designed to integrate the garage and minimize its appearance while enhancing the mass of the house itself. Some of the architectural measures that can achieve this are proportionate development of the second floor above the garage and an emphasis on entrance treatments. Overhead doors shall be finished in the same color as the wall cladding. The height between the overhead door and eave line should be kept to 2'0". Where the design exceed 2'0", special treatment is required. Front driveways and walkways may be constructed of concrete, including plain, stamped and colored concrete, colored concrete pavers and exposed or washed concrete. Where colored concrete or pavers are utilized, the color must be expressly approved. The front walkway must be a minimum of poured concrete in broom finish. Individual patio blocks will not be permitted.

6.0 IDENTICAL ELEVATIONS

Identical elevations will be permitted on adjacent lots in the RF4 site for semi detached units. The rear elevation of all units backing onto Ellerslie Road will incorporate roof lines and detailing to effectively break up the façade and add visual interest.

7.0 EXTERIOR COLORS

Colors will be approved on an individual basis. The use of a third accent color is required.

8.0 CORNER LOTS

Houses on corner lots require special design consideration. Flanking side elevations should have suitable front elevation treatments with principal roof planes sloping towards view. All models will be considered for corner lots based on their unique

suitability to these locations. Two story models will be considered only if it is demonstrated that the design is suitable in massing and style. For two story models this may include variation in wall planes, roof at second floor set back of main floor to provide substantial roof mass between floors, appropriate wall heights, window placement and use of detailing.

9.0 HIGH VISIBILITY LOTS

The rear elevation of homes on the perimeter lots (backing onto Ellerslie Road) will require wall openings of a number and size appropriate to the area of the wall surface and suitable overhangs at cantilevers, box-outs and bay windows.

10.0 ROOFING

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

All roofs are to be a standard asphalt shingle in the color of Sandstone in the BP product or Driftwood in the IKO product.

Roof overhangs will be proportionate to the design with suitable overhangs incorporated at cantilevers, box-outs and bays. 6" fascia is the minimum, however a wider fascia is encouraged and may be requested as a solution to detailing on some models. Chimneys and flues must be contained within a corbeled chase, finished in a style consistent with the home design.

11.0 EXTERIOR FINISHES

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

An emphasis on entrance treatments is a requirement. Such treatment may include the use of verandahs, courtyards, and covered entries. Where the design does not lend itself to this concept, the use of alternate detailing and feature windows will be considered.

Permitted cladding materials include vinyl siding and wood siding in horizontal application, brick/stone in stacked application, stucco, and Stonetile.

All trim and masonry details must be returned 24" and corners.

12.0 FENCING

Wood fencing acceptable on all lots shall be consistent in design and color with the fencing style established for the community, an illustration of which is attached.

12.1 LANDSCAPING

It is the responsibility of the builder to landscape the front 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.

The minimum standard shall consist of sod, one tree and a shrub bed containing at least four shrubs. Deciduous trees shall be a minimum 2” caliper, coniferous trees a minimum 6’ tall and shrubs shall be 2’ in height. All landscaping must be completed, in accordance with the requirements, within six months of completion of the house (subject to seasonal limitations). To ensure compliance with the landscaping requirements, a \$1,000.00 security deposit must be paid by the Purchaser, to be refunded by the Builder, upon confirmation of the satisfactory completion of the landscaping.

13.0 INTERPRETATION

The enforcement, administration and interpretation of these guidelines shall be at the discretion of MLC Group or it’s designated consultant. The unfettered application of these guidelines shall be without notice or precedent.

14.0 SITING

14.1 Consultant

Check with the Architectural Consultant for all applicable drawings, and any special conditions.

14.2 City Regulations

Ensure that city regulations are met and note relevant plans regarding utilities and rights of way.

14.3 Grading

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

14.4 Plot Plans

Plot plans must include the following:

- Scale 1:300 metric.
- North arrow.
- Municipal address.
- Legal description of property.

- All property lines, designated and dimensioned.
- Size and location of proposed building(s) dimensioned to property lines, existing building and other structure where applicable.
- All cantilevers (including floor, bay windows, fireplaces, eaves, etc.).
- Abutting streets, avenues, reserves, etc. Easements and utility right-of-way labeled and dimensioned, accurately figured, explicit and complete.
- Spot elevations around building and drainage directions.
- Dimensions from property line to sidewalk and face of curbs.

15.0 SUBDIVISION APPEARANCE

15.1 Signage

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

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

15.3 Clean Up

Builders should encourage timely removal by all subtrades 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.

15.4 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.

16.0 APPROVAL PROCESS

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

Before applying to the City for a development permit, the applicant shall submit plans for approval of MARIAH CONSULTING LTD. Application shall include the following:

- a) One complete set of house plans;
- b) Two Copies of the Plot plan, prepared by Stantec Geomatics, showing lot house grades and drainage pattern, floor and garage elevations; and
- c) Completed application form.
- d) Material and color samples, as required.

MARIAH CONSULTING LTD. will review the plan 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. Once approved, MARIAH CONSULTING LTD. will send a copy of the application indicating any changes to the applicant. After approval, the plans may not be altered without prior approval of MARIAH CONSULTING LTD. MARIAH CONSULTING LTD. will keep an up-to-date record of plans showing house types, color, roof lines and grades, to advise the applicants of how their proposed house will best fit into the existing situation.

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

No stake-out will be granted until approved by MARIAH CONSULTING LTD.

17.0 DAMAGE DEPOSITS

The Builder shall supply a damage deposit or Letter of Credit in the amount of \$5,000.00 (regardless of the number of lots) is due prior to house plan and grade approval to cover:

1. Contravention of architectural objectives.
2. Possible damage to:
 - (a) Curb stop – water valve
 - (b) Sidewalks, curbs and gutters
 - (c) Driveway aprons and asphalt
 - (d) Boulevard landscaping and trees
 - (e) Rear gutters and walkways
 - (f) Light standards
 - (g) Fire hydrants
 - (h) Cathodic Protection points
 - (i) Grading and drainage swales
 - (j) Fencing

17.1 Deposit Return Procedure

1. Exterior completed in accordance with these guidelines and as approved by the architectural consultant.
2. Landscaping satisfactorily completed as per requirements.
3. Rough grading certificate & city approval of same, from the City of Edmonton Drainage Branch.
4. Water valve exposed and marked.
5. Sidewalks, street, lane, gutters and curbs cleaned.
6. Application made in writing to MARIAH CONSULTING LTD (form attached).

Upon completion of construction, site works and landscaping, a final inspection is done to ensure compliance with the architectural guidelines and to check for any damages to municipal improvements. The following items must be completed prior to a request for final inspection:

- * Home constructed in compliance with the Guidelines and the approved plan
- * Construction complete including seasonal work on exterior, site cleared of all debris, sidewalks and curbs cleaned, cc marked and exposed
- * Landscaping completed in accordance with guideline requirements
- * Grading certificate for rough grade is provided with City approval

To initiate the final inspection, a request form accompanied by the approved grading certificate must be forwarded by the builder to Mariah Consulting Limited.