

McLaughlin

Architectural Guidelines

September, 2011

Stage 2C

RF4

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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 colour, 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 Melcor Developments Ltd., and their decision will be final.

HOUSE DESIGN

These design guidelines are developed to guide and detail the overall “streetscape” and curb appeal of this subdivision through attention to detail on the home entry and front elevations and also high visibility locations through special design. The two sides and top area above the garage door must be completely finished with brick or equivalent stone with a 24” return on either side where the predominant finish is vinyl. Homes using stucco as the primary finish are required to incorporate stucco detailing.

1.1 City of Spruce Grove Standards

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

1.2 Siting of House

Consider siting minimum side yards against the garage elevations, allowing for larger side yards against the living room (opposite) side yard. The wider yards will enhance the landscaped area between houses.

1.3 Minimum House Sizes

All houses are to have a consistency of mass and volume within the streetscape. The minimum house width is 18’ on all lots.

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 Spruce Grove Drainage Department showing

that lot grades comply with the subdivision grading plan as a condition of refund of security deposit.

1.5 Repetition

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

1.6 Corner Lots

Special attention must be paid to side elevations and side yard setbacks on all corner lots. The side elevations should have the same treatment (i.e. box outs, detailed battens, and 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

High visibility elevations as noted on marketing plans will 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.

1.8 Roof Lines

The roof lines on any home must be consistent and complimentary to the total house design. Roof pitches of a minimum of 6:12 are required. Bungalows are to have a minimum roof pitch of 7:12. Some house types may require a steeper roof pitch to accommodate the streetscape.

MATERIALS

2.1 Roof Materials

IKO, Cambridge	- Weatherwood, Dual Black, Harvard Slate, Driftwood
BP, Harmony	- Twilight Grey, Shadow Black Driftwood, Antique Grey, Stonewood
GAF, Timberline	- Weatherwood, Charcoal Blend, Sablewood, Barkwood,

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, stucco, brick or stone will be allowed. All stucco must be complimented with stucco detailing.

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

2.3 Trim Materials

Mandatory Features:

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.

The following items are mandatory:

- shadow boards on all front gables (minimum 6”)
- Trim battens on front windows and doors.
- Exposed gable ends are to be detailed with “Homestead” features (examples attached)
- Additional “Homestead” features at entry (examples attached)
“Homestead” features include cedar shakes, built up wood columns, exposed wood beam supports, wood decorative gable end treatments, and alternative detailing as approved by the consultant.

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

Melcor highly recommends the use of two colours and the use of a contrasting third colour. These colours can be used on the following:

- primary finish
- battens
- window trim
- front door

2.4 Chimneys/Vents

All flues are to be boxed in with the same finish and detailing as the house.

2.5 Elevations/Detailing

To achieve the standard and calibre of visual appeal, a requirement for architectural detailing and continuity in the “homestead theme” will apply to all homes. Brick or stone, a minimum of 100 square feet will be required on the front elevation of all homes.

If appropriate to the design (i.e. Craftsman and Prairie), brick/stone may be substantially applied to no less than 75% of the wall height c/w soldier course or heavy trim at top to achieve the minimum requirement (ie. 8’ wall height will require brick/stone installation of 6’).

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.

Entrance ways will be covered at a level that encloses and protects the space – at the first level or a height proportionate to the design. The grand, but somewhat overwhelming, two storey pillared

entries will be discouraged. Wooden verandas and porches must be skirted to grade with closed risers. All exposed wood must be stained out to match the wall or trim colour.

2.6 Colours

All exterior colour schemes will be approved on a lot by lot basis. The Architectural Consultant reserves the right to approve or disapprove any colour scheme. The Architectural Consultant has the authority to make changes in a colour scheme, so that it blends with adjacent homes. The Architectural Consultant will make the final decision on the colour of the houses. Each colour scheme is to include exact colour chips.

2.7 Driveways and Garages

Detached garages with concrete or paving stone driveways are required on all houses. The garages may be grouped in blocks of up to four units with appropriate articulation between units. Set back relief and separate roof lines will define the massing and streetscape. All detached garages must match the main building in colour and materials. Garage doors must be painted to match the main colour of the home. The maximum distance between the top of the garage door and the garage eave line should not be more than 600mm (2 feet) without the addition of an architectural feature or detailing. 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

One tree and sod are to be planted by the homeowner in the front yard. At least one additional landscape feature such as a shrub bed, flower bed, rock garden, etc. is also to be provided.

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

The trees are to be a combination of 2" calliper deciduous or 6' evergreen trees. Please note that spruce or pine trees only will be accepted for the evergreen requirements. Columnar junipers or cedars are not allowed. Measurement for calliper size will be taken 6" above the ground. Smaller sizes will not be accepted.

3.2 Fencing

Fencing is to be coordinated in both design and colour, and must be constructed according to the details attached.

SUBDIVISION APPEARANCE

4.1 Signage

Signage will be allowed on a builder's lot only; 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 neighbouring lot must be removed immediately or Melcor 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 cleanup carried out by the Developer. Supply of bins by the builder is MANDATORY. Any general cleanup of the subdivision initiated by Melcor can and will be charged prorated 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 in writing to Melcor.

5.2 Sump Pumps

Weeping tiles should NOT be connected to the sanitary sewer. Weeping tiles should drain to a sump pump and the flows will be discharged to the surface by means of a sump pump. This configuration should comply with Municipal and Provincial standards.

5.3 Downspouts

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

5.4 Retaining Walls

The builder is responsible for any retaining walls.

5.5 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) colour/product samples, if 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

6.2 Release of Security

A security and landscape deposit of \$2500.00 is required for all lots.

The Developer must be in receipt of the following:

- Rough grade and final grade certificates and grading approval from the City of Spruce Grove.
- 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
- final inspection of the completion of all minimum landscaping requirements