



McConachie Architectural Design Guidelines
Stage 5 – RF- 4

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Directory

<p>Developer</p>	<p>Walton Development & Management LP</p> <p>Kendra Milne Marketing Manager 22nd Floor, 605-5th Avenue SW Calgary, AB T2P 3H5</p>	<p>Phone: 403-750-3336 Fax: 403-750-3333 E-mail: kmilne@walton.com</p>
<p>Architectural Consultant</p>	<p>Summa Consulting Ltd.</p> <p>Carol Hume 2209 7th Ave. NW Calgary, AB T2N 0Z9</p>	<p>Phone/Fax: 403-283-9999 Email: chume@summaconsulting.ca</p>
<p>Surveyor</p>	<p>Stantec Geomatics 10160 112 Street Edmonton, AB T5K 2L6</p> <p>Attn: Builder Services</p>	<p>Phone: 780-917-7000 Fax: 780-917-7289</p>
<p>Engineer</p>	<p>Stantec Consulting Ltd. 10160 112 Street Edmonton, AB T5K 2L6</p> <p>Contact: Randall Sonnenberg</p>	<p>Phone: 780-917-7000 Fax: 780-917-7179</p>

1. Introduction

The information contained herein is provided as a guide to be used by builders/purchasers only. Builders/Purchasers shall be fully and solely responsible for all designs, which follow these guidelines and for the conformance to the appropriate building codes. These guidelines may be altered, amended or varied by the developer in its sole and absolute discretion.

1.1 Architectural objective

The objective of the following guidelines and restrictions is to ensure that the quality and integrity of the community is maintained, to the extent of creating a high level of visual appearance and thereby protecting future property values. Building plans will be reviewed by the Architectural Design Consultant (ADC) as appointed by the developer in terms of the adherence to the architectural guidelines as detailed in this document. The appointed ADC may require certain modifications to building plans, elevations and/or specifications where it is felt modifications are required to take advantage of unique lot characteristics or conform to the overall objectives of the guidelines and the development.

Any RF-4 zoned lots within this sub-division shall not be developed or used for anything other than single-family duplex-style residential purposes.

1.2 Architectural concept

Each unit should predominately attempt to integrate into the overall look of the area. It is very important that the relative building heights, width massing and style of each unit compliment its neighbour 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 & 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 as well as side elevations on corner lots.

2. Agreement

Every builder/purchaser undertakes to be bound by these guidelines and agrees that these guidelines form an agreement between builder/purchaser and developer as detailed in these guidelines.

The enforcement, revision, variance, and interpretation of these guidelines shall be determined absolutely by the developer.

Individual concerns will be adjudicated by the developer and the final decision of the developer will be considered final.

The builder/purchaser agrees to start construction on the lot within 12 months of the date of purchase of the lot.

3. The developer’s Architectural Design Consultant (ADC)

The developer has appointed Summa Consulting Ltd. as the Architectural Design Consultant (ADC) who will review all home plans and approve, reject or suggest modifications thereto. All builders are required to email a full application package to the ADC for approval before applying for development or building permits or booking stake outs.

4. Design guidelines

The objective of these architectural guidelines is to achieve a high standard of visual appeal for the immediate and long-term benefit of the homeowner.

4.1 House design

Minimum house sizes

Minimum house sizes are established reviewed and may be amended from time to time by the developer. Standards and approvals recognize the specific size, nature and location of a site and the desire to avoid extremes. Consideration is also given to optimizing sight lines and creating acceptable size transitions between adjacent homes and areas.

The single-family duplex-style residential dwelling construction upon the lot shall have the minimum above-grade floor area, excluding basements & bonus rooms as follows on each side:

SIZE (Single-family duplex-style RF-4 homes)	
TYPE	Sq. Ft. (each side)
Bungalow (Main floor only)	800
Bi-Levels (Main floor only)	800
1 ½ Storey	1,000
2 Storey	1,000

Massing of the pocket width is also required. If the full pocket width is not used the deviation cannot be more than 2’ of the pocket width. Pie-shaped and reverse pie-shaped lots may be reviewed on a lot-by-lot basis. Exceptions may be permitted for showhome parades.

4.2 Garages, driveways & outbuildings

Rear detached garages, when constructed are to meet all the zoning bylaws as set out by the City of Edmonton, including location. When garage is constructed it must utilize the same building materials (i.e. siding/stucco) and colour (i.e. siding, soffit, fascia, roof colour) as the approved dwelling.

Outbuildings must be designed and constructed to match the same style as the house and must be of the same materials & colours as used for the house.

Parking, where no rear detached garage is developed, a hard surface parking pad a minimum of 6.1 m wide and a minimum of 4.88 m deep shall be constructed at the rear of each lot. Such hard surface parking pad shall include an underground electrical power connection with outlet on a post 1m in height, located within 1m of the parking pad.

4.3 Repetition

Front elevation style of the duplex structure must have a minimum of 2 duplex lots in-between (XX YY ZZ XX), prior to repetition on the same side of the street and must not appear front (or flankage side) elevation to front (or flankage side) elevation directly across the street. Similar front elevations will be allowed if features are significantly different (i.e. roof style(s), window sizes, entry, garage door surround etc.).

Rear elevation style of the duplex structure on **non-high** profile lots must be separated by at least one duplex (XX YY XX) lot prior to repetition and will be reviewed and approved at the sole decision of the AC on a lot-by-lot basis.

Similar/same duplex structure rear elevations on **high** profile lots must have 2 duplex lots between (XX YY ZZ XX) and be noticeably different (adjacent rear elevations must be significantly different).

The Builder is solely responsible to ensure on adjacent lots that all side window locations meet all of the City of Edmonton bylaw and code requirements).

4.4 Colour & masonry repetition

Similar exterior colours, including masonry, must be separated by 1 adjacent duplex lot (XX YY XX) on the same side of the street. The developer and ADC reserve the right to approve or reject any colour scheme or suggest reasonable changes in keeping with the general intent of these guidelines.

- Contrasting accent colours are required
- No adjacent homes will be permitted to have the same soffit, fascia, eave &/or trim colours.
- Matching body & soffit/fascia/eave colour will not be allowed.
- Garage doors must be painted to be the same colour as the prominent body colour.

4.5 Corner and high visibility lots

Corner lots have greater public visibility because of a second front elevation. For a successful design on a corner lot, the appropriate front elevation treatment must continue onto the flanking elevation. Therefore, 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, stone/brick, as the front elevation, as it is even more visible than the front elevation from the street. Modifications to side elevations may be required where it is felt that the objective of the development has not been achieved.

Two-storey plans will be allowed on corner lots.

No side drive garages will be allowed.

4.6 Exteriors

Acceptable exterior finishes include, vinyl siding, Hardie Board, full face brick & stone, cultured stone, stone tile OR combination. No stucco permitted, no false fronts allowed.

When vinyl is the predominate finishing material on the front elevation the following is required:

- ALL front elevation windows require detailing i.e. battens, shutters or shadow sills. This detail is to be in a colour contrasting to the body colour.
- All door openings require trim detail.
- No metal corners allowed.

Window grills or muntin bars ARE MANDATORY (for front and flankage elevations).

Parging maximum height is 12" above grade on all elevations visible from the front street, including side elevations ahead of the fence tie-back line, full length of side elevation on corner lots & rear elevations on lots backing onto the park with rear chain link fencing. All other elevations (non high profile) require a maximum 24" parging.

Retaining walls/wing walls or any retaining structures that may be required are the full responsibility of the builder/homeowner.

Gable roof lines, front and flankage elevations require gable upgrading i.e.; shadow board, decorative shakes, scallops etc.

Entrance material, on any front elevation verandas or stairs may be pre-cast or wood. If wood, only decking & stairs/runs may be pressure treated, however any trim i.e.; railings, caps & posts, risers, and lattice must be stained, painted or pre-finished prior to final inspection.

Entrance risers are to be kept to a minimum. No more than four risers per set will be allowed at the entrance. Extra steps required, must be placed in the run of the walk. Risers must be shown on plot plan submitted for approval.

Specific detail, all homes are to have a minimum single sidelight at entrance OR at minimum half glass in front entrance door.

Stone or brick – is optional; however, if used it must be a minimum of 3' in height complete with minimum 12" return onto side elevation.

In addition to window detailing additional features are required on high profile elevations:

- Belly band
- Decorative columns
- Ladder detail
- Railing at entrance
- Decorative shakes or scallops
- Rake head or half round window
- Bay, box or cantilevered window
- Gable shadow boards
- Two or more decorative louvers
- Stone or brick

Specific rear elevation detail will be required on lots backing onto a park, pond, or main roadway if applicable.

4.7 Roof and chimney

Roof pitch must be a minimum 5:12 pitch on 2-storey models. Bungalow styles require a minimum 6:12 pitch. Porch roofs will be considered at a minimum 4:12 if the roof impedes with the 2nd floor windows and will be reviewed on a lot-by-lot basis. Laned garage roof pitches may be a minimum 4:12.

Roof material must be asphalt architectural/dimensional shingle

Manufacturer – Malarkey

Series - Highlander CS – 30 year

Colour options – Natural Wood or Weathered Wood

Or Manufacturer – BP

Series – Harmony – 35 year

Colour options – Weathered Rock or Stonewood

Or Manufacturer – IKO

Series – Cambridge – 35 year

Colour options – Charcoal Grey or Driftwood

Roof overhangs must be a minimum roof 12” on all levels for most styles or in proportion to the home where a specific architectural style is desired.

Fascia boards are to be minimum 6” on all models. Fascia colour to be contrasting from predominant body colour.

Chimneys & flues are to be finished in the same predominant finish as the house. Corbel detailing is mandatory. No more than 24” of exposed pipe to extend above the enclosure.

5. Landscaping and fencing

The builder must take a \$2,000 landscaping security deposit from the homeowners (including spec/model homes), which is to be held until the property passes a landscaping inspection by the ADC. Completion of the landscaping is to be completed within one year of occupancy (weather permitting).

Front yard landscaping

The developer mandates that the front yard be landscaped ahead of the fence tie-back line with the following requirement:

- Sod to the fence tie back line
- Minimum of one tree AND six shrubs

Minimum tree and shrub size requirements:

- 1.5" caliper if deciduous (leaf-bearing)
- 5' in height if coniferous (spruce or pine). Pyramid cedars & upright junipers will not be accepted as coniferous trees
- Shrubs must be no less than 12" in height if global variety or 12" in diameter if a spreading variety
- Plant measurements are at the time of planting.
- Caliper measurements are measured 12" up from ground cover.
- City / developer trees cannot be used as part of the landscaping requirement.
- No FULL front yard, hard surface landscaping will be considered.

In order for a resident to obtain approval for landscaping varying from the architectural guidelines, the resident must contact their builder and submit a detailed sketch of the landscape plan. The builder will then send the plans to the architectural consultant for review (a fee will apply, \$100.00 + GST). The sketch must include the following:

1. *Legal land description: Block/Lot/Plan*
2. *All materials that will be used in the landscape – including mulch, stones etc.*
3. *Variety of tree (if any)*
4. *Variety of shrubs (if known), and identification of coniferous or deciduous*

Fencing

- Individual lot fencing to be wood screen fence, as per diagram attached.
- Stain to be "Fawn" by Cloverdale Paint, solid wood stain, as reflected on the diagram.
- No chain link fencing will be allowed other than what is installed by the developer. Chain link may be required on high-profile lots at the rear.
- Fencing on common property lines must be overlap board wood screen fencing (as per diagram attached) OR chain link from the front fence tie back line to the rear of the home.

Lots backing onto pond with developer installed chain link fencing

- Fencing on common property lines must be overlap board wood screen fencing (as per diagram attached) OR, chain link from the front fence tie back line to the rear of the home.
- From the rear of the home to the rear property line fencing must be chain link matching the colour & design of the developer chain link fencing along the rear property line.

6. Recreational and commercial vehicles & satellite dishes

Commercial vehicles over one ton are not permitted in the development. Recreation vehicles and commercial vehicles of one ton capacity or less shall not be stored in the front yard or driveway of any property between the building line and the curb. If otherwise stored on site, the vehicles shall be housed in a garage or screened with plantings to reduce unattractive visibility of such vehicles from abutting streets and adjacent homes. Satellite dishes or other electronic equipment must not be larger than one meter in diameter and must not be visible from the street. Any roof top equipment must not exceed zoning height restrictions by the City of Edmonton.

7. Site design

Setbacks/separation space/house location

All setbacks will be as per building pockets as prepared by the designated surveyor.

8. Other important guidelines

Signage

All "For Sale", builders' and construction signs are to be in a standard format as defined by the developer.

9. Construction guidelines

Lot grading guidelines

A grading plan has been established by the developer's consulting engineer and approved by the City of Edmonton for all lots within the subdivision, unless authorized in writing by the City of Edmonton; the builder shall rough grade & the purchaser shall final grade the lot in STRICT CONFORMANCE with the grading plan.

Upon completion of the landscaping, the final rough grade approval & final lot grade certificate must be submitted to the ADC for final inspection purposes.

Disposal of excavation dirt and other construction waste

The builder shall pile or cause to be piled excess excavation dirt and other construction waste in a specified area if so designated by the developer or its agent.

The builder shall keep excavation dirt within the confines of the lot being built on.

The builder shall forthwith remove any spillage onto a road allowance or adjacent lot.

If the builder shall fail to comply with the requirements of this paragraph, the developer may remove the dirt and waste and charge the cost to the builder.

Maintenance

The homeowner shall be responsible for maintaining the lot and adjacent boulevards in good condition by eliminating weeds and/or mowing grass thereon.

Charges for damage

The builder shall be responsible for all damages to any local improvements, utilities or survey installation of any nature or kind installed or provided by or on behalf of the developer or the municipality. A written lot Inspection report must be submitted directly to the developer.

10. Approval process

Lot inspection process

The following must be submitted to the developer prior to stake out approval being granted:

- Lot inspection report - prior to start of construction the builder must inspect the lot and all services. All discrepancies or damages are to be reported in writing complete with photographs directly to the developer. *Lot inspection report (PDF) – attached*. If damage report is not submitted, the Builder shall be responsible for all damage identified on the final inspection.
- A damage/security deposit or letter of credit per lot is payable to the developer prior to submission of architectural application.

Architectural approval process

Before applying for a Development/Building Permit, the applicant shall email one home submission per email with all pertinent PDF files attached. The **lot/block/phase + area with content description** must be identified in the subject line of each email (i.e. 4/6/2 McConachie – new submission). Incomplete subject line information will result in submission being returned without review.

One PDF attachment of the complete set of construction drawings. Drawings must be drawn to scale and include the following.

- Elevation drawing of front, rear, and two sides of the building including – sizes of openings (i.e. windows & doors).
- Elevations to be drafted reflecting correct finishing materials (stucco vs. vinyl) & finishing detail i.e. battens, louvers, shadow boards, etc.
- Plans to reflect dimension detail i.e. roof pitches, eaves, fascia, etc.
- Floor plans for all developed floors, including area each floor (i.e. square footages)
- A structural cross-section with specifications.
- A foundation plan

One PDF attachment of the plot plan, prepared by a designated mandatory land surveyor, reflecting grades, floor and garage elevations, risers.

One PDF attachment of the colour form complete with manufacturer, materials & colours.

The ADC will review the submission and recommend approval, modification or rejection of the application based on the adherence of the plans to these guidelines within 5 business days of submission.

Once reviewed, the ADC will email the application back to the submitter approved or indicating any changes required. After approval, the plans may not be altered without resubmission and re-review by the ADC.

Approval of any and all house plans will be at the sole and unfettered discretion of the developer. Should disputes arise, the developer shall make the final decision on the acceptability of plans.

No stake-out granted until architectural approval has been granted by the ADC.

Contravention of architectural objectives

Possible damage to:

- Driveway aprons and asphalt.
- Boulevard landscaping and trees.
- Drainage swales and walkways.
- Light standards.
- Cathodic protection points.
- Grading & fencing

Final inspection process

Upon completion of construction & landscaping, an inspection request complete with approved grading documents must be submitted to the ADC for final inspection purposes. At time of inspection the CC water valve must be exposed and marked & the street (walk, curb & gutter) must be cleaned.

11. Forms

Following this page find these forms:

- A. Architectural Approval Form
- B. Final Lot Inspection Request
- C. Fencing Detail (3)
- D. WDM Lot Inspection Report (PDF)



ARCHITECTURAL APPROVAL FORM

Lot: _____ Block: _____ Phase _____

Bungalow / Split / Bi-level / 2 Storey: _____ ft.

Civic Address: _____

Home Design Style: _____

Builder: _____

Home Plan Name: _____

Builder's Representative: _____ Builder's Phone: _____ Date Submitted: _____

FINISH	MATERIAL	MANUFACTURER	COLOUR
Roof			
Fascia			
Soffit, Gutter, Downspout			
Walls			
Corner Boards			
Shakes or Shingles			
Main Window Battens			
Secondary Battens			
Shutters			
Louver/Brackets/Keystone			
Front Door			
Front Door Trim			
Garage Door(s)			
Garage Door Trim			
Masonry			
Front Porch Column			
Front Porch Trim			
Front Porch Handrail			
Rear Deck			
Rear Handrail			
Other			

CONDITIONS OF APPROVAL

1. The Applicant agrees to build the house according to the above information; house design and type, exterior design treatment and colours.
2. There shall be no variance or changes permitted without a written request from the Builder and approval from the Developer's representative.
3. The Applicant agrees to be bound by all building codes, bylaws, caveats or restrictive covenants registered against the title of the lot above.
4. The Applicant acknowledges that the house plan approval is provided as a service and that the Developer and their approving officers assume no responsibility for the accuracy of the information provided, or for any losses resulting from use thereof.
5. The Applicant further acknowledges that he/she is solely responsible for any action resulting from the use of this information.
6. The Applicant acknowledges and agrees to all of the above conditions and those outlined in the McConachie "Architectural Guidelines" which have precedent over any drawings or submissions by the applicant.

Customer(s) Approval (if required by builder): _____ Date: _____

ARCHITECTURAL CONSULTANT'S COMMENTS AND REVISIONS

APPROVED: _____ NOT APPROVED: _____ AC: _____ DATE: _____
 Summa Consulting Ltd. 2209 - 7th Ave. NW Calgary AB T2N 0Z9 phone/ fax: 403.283.9999 email: chume@summaconsulting.ca



INSPECTION REQUEST

This completed form must be emailed to Summa Consulting Ltd. with a final grade certificate and City of Edmonton grading approval letter/report.

BUILDER: _____

PROPERTY INFORMATION:

Property civic address: _____

Property legal address: Lot _____ Block: _____ Plan: _____

Subdivision: _____ Stage: _____

Inspection requested by: _____

Company: _____ Phone: _____

Address/postal code: _____

E-mail: _____

Provided your residence passes the inspection, a copy of the inspection report will be emailed to you at the address provided & will automatically be emailed to the Builder & the Developer.

Each re-inspection due to the previous inspection not meeting the requirements will be a \$100.00 + gst = \$105.00 per inspection)

PLEASE CHECK OFF THE FOLLOWING TO VERIFY CONFIRMATION OF:

- _____ Front & visible side yards sodded to fence tie-back line
- _____ Required (number & size) trees in front yard (see developer guidelines to confirm requirements)
- _____ CC valve exposed & visible (flagged if in sodded area or landscape material)
- _____ Designated surveyors final grade certificate (ground elevation certificate)
- _____ Appropriate city OR county approved grading report / conformance letter / approval stamped grade certificate