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# COLLECTIONS AT CREEKWOOD

## Stage 28 & 30 RF4 – MINIMUM ARCHITECTURAL DESIGN REQUIREMENTS

September 2015

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### 1.0 INTRODUCTION

This document outlines the minimum architectural design requirements for the RF4 housing in Creekwood Chappelle, Stage 28 & 30.

Each Purchaser must inspect the condition of the local improvements installed by the Vendor, including but not limited to the curbs, gutters, sidewalks, etc., in, on or around the lot prior to commencement of construction in order to determine if any of these local improvements are damaged. Written notice of any damages must be submitted to the Vendor prior to purchasing the lot, failing which, costs for repairing damages for same shall become the sole responsibility of the Purchaser of the lot.

These requirements may be altered, amended or varied by the Vendor, Delcon Creekwood Master GP Ltd. at its sole and absolute discretion, and without any prior notice.

The Vendor, the Architectural Consultant, their servants, agents, contractors, appointees, shall not be held responsible or liable for the accuracy, enforcement or compliance with these Landscape and Exterior Requirements to any Owner, Purchaser and/or Builder within the subdivision.

Restrictive covenants(s) are registered on title of each lot.

Formal standards for development will be those as established in the City of Edmonton Land Use Bylaw. Conformity with these requirements does not supersede the required approval process of the City of Edmonton.

It is not the purpose of this process to check for compliance with applicable governing statutes and requirements. Incomplete submissions may be returned without review. Any changes to approved plans must be approved in writing prior to implementation.

A Final Inspection will be required for all homes, refer to the **Creekwood Chappelle Stage 28 & 30 – Landscape and Exterior Requirements** for the Final Inspection Process.

## **2.1 HOUSE DESIGN, MATERIALS & ARCHITECTURAL DETAILS – MINIMUM REQUIREMENTS**

Homes on corner lots must have variation of the wall planes (i.e., build-outs) on the flankage (street) side. Homes on corner lots must be designed to suit these high visibility locations. Appropriate wall heights, window placement and detail treatments will be consistent with the front elevation. Two storey models will incorporate features to diminish mass at the flanking corner elevation, including roof lines to separate the first and second levels. Such elements may include setback of the upper floor, dormers, and/or projections with appropriate roof lines. All corner lots on collector roads will be highlighted for exceptional treatment.

Rear elevations of homes backing onto highly visible locations such as parks, storm water management facilities (wet/dry ponds), walkways or roadways must include large windows and avoid large flat expanses of wall through the use of build-outs, varied rooflines, decorative louvers/vents, window treatment, shutters, 6” battens (trim) or shadow sill build-out and crown are required. Battens (trim) to be in a colour contrasting the siding colour.

Houses will have a consistency of apparent volume. As such, house widths and sizes must relate logically and proportionately to the lot and neighbouring houses.

Similar or approximately identical elevations must not be repeated within three lots or directly across the street

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Paired homes will be designed to present unit distinction and avoid mirror image. This requirement also applies to the rear elevation on high visibility lots.

Variation in wall planes, rooflines, window groupings, and finishes are some of the architectural measures that can achieve distinction between units.

The front elevation will include at least one variation in wall plane at the second floor façade, above the garage.

Entrance door must be street facing.

Garages will require a jog between bays (units) with a separate roofline.

Homes will 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 treatment.

Garage overhead doors will be painted to blend with the exterior and enhance the presentation.

Maximum overhead door height of 8' and height above overhead door not to exceed 18"

The minimum roof pitch for the primary roof is to be 6:12 and/or appropriate to house style. Secondary roofs, such as garages, build-outs and verandas are to have a minimum roof pitch of 5:12. Roof pitches that are less than the above mentioned may be reviewed on an individual basis and are subject to location, overall house design, window placement/size and view from highly visible locations.

Mandatory roof material is to be one of the following:

- a) BP Harmony/Mystique
  - Weathered Rock
  - Shadow Black
  - Twilight Grey
  - Antique Wood
- b) IKO Cambridge
  - Dual Black
  - Harvard Slate
  - Weatherwood
  - Driftwood
- c) Or approved alternative.

Exterior Cladding:

Panel detailing, board and batten, vertical siding, flat panel or shakes will be an additional finish on all visible elevations. These finishes will be of a different color/tone of the siding and enhanced by raised battens. Shutters combined with louvers and stone/brick may be utilized in lieu of panel details.

Siding only, stucco is not permitted.

The following colors are not permitted as exterior cladding (siding, stucco, board & batten, vertical siding, flat panel, shakes) on the exterior of the house.

- a) Pinks
- b) Peaches
- c) Mint Greens
- d) Forest Greens
- e) Harvest Gold Yellows

All trim and masonry details must be returned 24" at side elevations.

All colors will be reviewed on an individual basis without repetition on adjacent lots. Color schemes require a strong contrast at trim and fascia. Trim and fascia are to be a single color. Streetscapes will be diverse without the predominance of one color or tone. The developer reserves the right to approve or disapprove any color scheme.

Overhead doors will be painted to blend with the exterior and enhance the presentation.

### **3.1 LANDSCAPING AND EXTERIOR REQUIRMENTS**

Refer to the Creekwood Chappelle Stage 28 & 30 RF4 Landscape and Exterior Requirements for the detailed requirements for both Builders and Purchasers.

- a) Appearance During Construction
- b) Lot Grading
- c) Driveways and Front Walkways
- d) Landscaping
- e) Accessory Buildings
- f) Fencing
- g) Accessories
- h) Recreation Equipment and Commercial Vehicles
- i) Deposits
- j) Final Inspection