

Chérot
ST.ALBERT

Design Guide

Cherot Phase 1 Zero Lot Rear Detached Homes

Block 2 Lot(s) 33-60

Prepared for Rohit Land Development
by IBI Group

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1 Objectives

The objective of this design guide is to create a sophisticated and elegant design statement for the Zero Lot Rear Detached Homes of Phase 1 while ensuring compatibility among homes by integrating the use of simple modern forms and the highest standard of natural landscape. Outlining the opportunities and constraints of building, this design guide will assist builders, designers and home buyers in the construction process. Any variation to these Guidelines will be at the sole discretion of the Design Consultant.

These Design Guidelines apply to the following lots:

- Block 2 Lot(s) 33-60

The Phase 1 maps is presented in Appendix 'A'.

2 Architectural Theme

The selected architectural theme provides elements that can be incorporated within the French Country Modern and French Farmhouse styles. These architectural elements include enclosed entries, carefully detailed brick or stonework and substantial detailing that highlights the design style. These elements work together to achieve an interesting and appealing streetscape.

3 Streetscape

Care must be taken to integrate the 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 surrounding development. 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, as well as help to articulate the design style of each home.

4 House Forms

Homes are to be designed to coordinate with the size of the home, as well as the adjacent homes. In order to maintain a consistent streetscape, Zero Lot Rear Detached Homes are required to reflect the following massing requirements:

- Second floor maximum projection of 4'-0" from the corresponding main floor wall plane
- Second floor minimum 1' recess from the front of the verandah
- Second floor area to contain a maximum width offset of 2'-0" from the main floor.

- No more than three (3) wall variations (planes) on the second floor.

Homes that do not meet the setback/recess requirements as stated above may be considered at the discretion of the Design Consultant. Homes will be reviewed on their individual merits of design and massing in relation to the streetscape.

5 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. A maximum 2' pocket relaxation will be permitted.

**Note: Frontage calculations are based on home size not pocket width meaning that a 18' home with the noted calculations can be placed on a 20' pocket.*

The minimum house sizes are to be 1,200 sq. ft. for two storey homes. Bungalow style homes will not be permitted.

This design guide 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.

Homes will be reviewed on their individual merits of design, massing, proportion, and compatibility. Exceptional plans which meet the general trend of the neighborhood, may be considered at the sole discretion of the Design Consultant.

6 Site Planning & 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.

Lots with a more dramatic change in terrain may require 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.

If a retaining wall is required, it is to consist of concrete or natural materials such as boulders. 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. No part of the retaining wall should exceed 18" above the final grade of the landscape. Retaining walls visible from high visibility areas (street, park, etc.) must have finished face and edge surfaces.

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 four risers per set. Where the grade requires more than four risers, the run must be split. Exceptions to this requirement may be granted in consideration of unique design, enhanced verandah treatment, 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.

7 House Repetition

Similar or approximately identical house elevations must not be repeated within two lots (X-O-A-X) or directly across the street. To be considered different, an alternate elevation must reflect substantial modifications. Substantial modifications may include change in rooflines, house style, wall planes and materials. 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 Rear Decks

The minimum standard material for deck construction is to be pressure-treated lumber. Decks must comply with City requirements for items such as setbacks, permits and site coverage.

All decks for homes that are designated as enhanced rear elevations (see Appendix 'A') must be built at the initial time of construction and must be on the building plans. The rear decks are to be a minimum of half the width of the home and correspond to the entire width of their attached wall plane(s).

Rear exposed deck posts are to be a minimum dimension of 12"x12" and constructed with matching home material. Vinyl siding and/or metal cladding on rear columns is not acceptable. Rear deck railings to be metal or glass (no wood railings). All vertical elements of decks are to be painted to match trim colour of the home.

Second floor rear decks are typically not permitted however they will be considered if it is shown that the deck does not project past the remaining house massing on the second floor. A relaxation to this requirement will be solely dependent on the decks overall visual impact.

9 Corner Lots

Houses on corner lots will 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. The lots affected are: Block 2, lots 33 & 60. Refer to Appendix "A" – Community Map for designated lots.

10 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. All openings (ie; windows, doors) are to contain 6" trim surrounds. The second floor is to contain a minimum of a bump out or false roofline. The use of a secondary wall material is required in all gables and may be required in other location subject to overall design and style. The rear elevations will be closely monitored to ensure that a variety of rooflines and styles are incorporated to avoid repetition and monotony.

The lots affected will be those backing onto or flanking public spaces, including roads. The lots affected are: Block 2, lots 33 & 60. Refer to Appendix "A" – Community Map for designated lots.

11 Exterior Colours

Colours will be approved on an individual basis and are to reflect the colour palettes requirements that are indicated in Appendix "B" - Styles. Colours will not be duplicated within two lots (X-O-A-X) or directly across the street. The use of a third accent colour (secondary wall material) is required. For example the use of vertical siding, panel board, board & batten etc. is not to match either the horizontal siding or trim colour. In keeping with the character of the neighbourhood and in consideration of blended streetscapes, pastel colours are not permitted.

All window, door frames and grills are required to be dark (i.e. All Weather Windows - black, arch brown and anthracite grey). White and light colour frames (i.e. wicker, light grey, beige) are strictly prohibited.

All trims, soffit, fascia, rainware are to be dark (i.e. Royal – black, ironstone and commercial brown). Corner trims are required to match the adjacent wall colours.

To ensure a diverse streetscape, all wall colours will be carefully monitored. Tonal wall colour schemes are strongly encouraged (ie. example dark grey siding with mid grey accent wall colour). Very high contrasting wall colours (ie; white vertical siding with black panel) are not permitted. Vertical siding or Board & Batten used on the front elevation is to correspond to the horizontal siding colour used on the rest of the home. **No more than 3 homes in a row (X-O-O-O-X) is permitted to contain a non-premium main vinyl siding colours. Therefore, the use of non-premium vinyl siding colours will be determined on a "first-come first-served" basis.** All vinyl siding colour reservations must be accompanied by a fully completed application submission. See Appendix "C" for approved premium colour selections for the main wall material. See Appendix "C" for approved colour selections for the main wall material.

Overhead doors are to match either the walls or trim colours. White, light colours (i.e. linen, beige) and two-toned colours will not be permitted.

All entry doors are to be wood grain brown, black or match the fascia colour. Very light, buff or white masonry colours are not permitted.

12 Roof Pitch & Materials

To provide a unifying theme throughout the subdivision, the roof pitch is to correspond to the style of home as indicated in Appendix “B” - Styles. Flat, gable or shed roofs are permitted as accent roof features if the roof design reflects the desired style of home as indicated in Appendix “B” - Styles. In consideration of overall massing and style, some secondary roofs may not be subject to the minimum requirements as noted in Appendix ‘B’.

The primary eaves are strongly encouraged to be a minimum of 12” depth. The use of increased eave depth will be dependent on the overall design of home and will be at the discretion of the Design Consultant.

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

- Decra Shingle profile (Fawn Grey, Slate) Shake profile (compatible colours to be reviewed on an individual basis);
- IKO Cambridge 30 (Weatherwood, Driftwood, Charcoal Grey, Harvard Slate, Dual Black);
- BP Mystique 42 (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. Flashing must blend with house colours. No galvanized flashing allowed. Aluminum rainware (gutters/downspouts) colours are to match fascia colour.

13 Front Entrances & Columns

Entranceways will be covered at a level that encloses and protects the space at the first level or a height proportionate to the design. Two storey pillared entries will not be permitted. Verandahs are required to correspond to the entire width of their attached wall plane(s). Front entry doors are to be a design compatible with the house style and to contain glazing or a sidelight in lieu of door glazing. All entry doors are to be wood grain brown, black or match the fascia colour. Sidelights are highly encouraged. Standard metal raised panel doors are not permitted. Fanlight or sunburst door glazing is not permitted.

The following are examples of acceptable door styles:



Front entry steps are to be a maximum of four (4) risers per set (see section 6. Site Planning & Grading). Front stair risers are to be finished with a minimum of broom finish – wood or open stair treads will not be permitted. Verandas and porches must be skirted to grade in a modern detail that reflect the style of the home. Modern detailing could consist of naturally stained wood slats, decorative metal panels, flat panel detail, broom finish concrete or stone cladding – lattice is not an acceptable finish material. In situations where the height of the verandah or risers from final grade exceed 1m, then enhanced finishes such as exposed aggregate will be required in lieu of a typical broom finished concrete. Metal railings matching or tonal to the house colour are the minimum requirement on the verandah. Wood railings will not be permitted.

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 are a requirement on all homes, are to be minimum 16" x 16" or equivalent overall size at the base. Rectangular columns; 8" x 24" at the base is an examples of an acceptable overall size. Column details are to be consistent with the selected style of the home. Top and bottom trims are required on all posts and to be consistent with the trims on the home. Post without trims are required for all homes that do not contain trim detailing. Typical vinyl siding material and metal cladding on columns is not acceptable. All columns are to be clad with a minimum of panel board or stone and are to match the fascia colour of the home. Tiered or columns containing multiple materials are not permitted. Wood or wood-like siding (ie. Longboard or equivalent) material will be considered subject to design details.

14 Garages & Driveways

All rear detached garages are to be developed by the Builder at time of house construction. Double attached garages as a maximum are allowed under the massing guides identified in Section 5 and must be located in accordance with the garage location plan. Triple car garages will not be permitted. The garage roofs are to correspond to the overall design/style of the home. Split design, side shed and rear shed will not be permitted.

Detached Garages on Block 2, Lots 33 & 60 will require special design consideration. The flankage side of the garage shall have an upgraded window placement and design detailing proportionate to the wall surface.

Rear detached garage doors will require a minimum raised panel detailed garage door; however, glazing will not be required. Corners on overhead door must be straight. NO angled corners permitted

Lighting is required on all garages and must coordinate with the overall design of the home and must be included on the elevations submitted to the Design Consultant for review

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. Driveway widths are not to exceed the width of the garage. Driveways are not permitted in the front yard of a home with a rear detached garage.

15 Exterior Finishes & Other 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 is not required. However, if desired then it is required to be in a panel effect, reflecting the house style and is to be designed as a grounding element. A panel effect for example is if stone or brick is applied at the garage front, it must extend the height of the garage including above the overhead door. In scenarios where the wall plane consists of 2 or more stories than the installation of masonry on one floor would be sufficient. An alternate application of 75% of the wall height will be allowed at the discretion of the Design Consultant. River rock stone profiles will not be permitted. A reduction in masonry use will be considered by the Design Consultant if additional detail is applied for visual interest and is in accordance to the selected house style as well as the theme of the neighbourhood.

All homes are to be finished in either Acrylic Stucco, Hardie Plank or Premium Vinyl Siding and must reflect the house style as indicated in Appendix “B” Styles. Horizontal siding is not permitted on viewable locations. All homes are to contain a maximum of two (2) secondary wall materials in addition to masonry. All secondary wall materials are to be placed in a panel effect. The removal of the requirement of the secondary wall material will depend on the overall style of the home, and is at the discretion of the Design Consultant. Vertical transitioning between 2 wall materials or colours on a single wall plane are strictly prohibited. Please refer to Appendix “B” Styles.

Acceptable cladding materials include:

- Hardie Plank (James Hardie);
- stucco in sand float or smooth finish;
- special “wood” accent material such as Sagiwall or Longboard siding applied in a “block panel” feature suited to design;
- Hardie and metal panel may be used if suited to design;
- Premium vinyl siding products (traditional lap or bevel profile).

The use of brackets and louvres may be permitted if it meets the selected house style as depicted in Appendix “B” Styles.

All trim details, secondary wall materials and masonry must be returned to the adjacent wall. If the distance between wall planes does exceed 5'-0”, a 2'-0” return will be sufficient. The use of stucco as trim is only permitted on homes that are primarily finished in stucco.

The use of window and door surrounds are to correspond with the selected house style. The reduction of trim size or omission of window and door surrounds will be subject to the overall design and style of the home. Brickmold window trims will not be permitted in lieu of window surrounds unless approved by the Design Consultant.

Windows are to be large, organized, consistent in shape and traditional in design. Window style and grill pattern are to be consistent with the selected house style.

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.

16 Fencing + Landscape + Other

16.1 Landscape

It is the responsibility of the homeowner to landscape the 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. Please refer to Appendix “D” Landscape Requirements.

The minimum landscape standard for all lots shall be as follows:

# Deciduous Trees	# Coniferous Trees	# Shrubs
1	1	10

A minimum of one tree must be planted in the front yard. A maximum of 50% sod shall be used in the front yard. All lots shall have a prepared shrub bed in the front yard containing at least the minimum amount of shrubs indicated in the table above.

- Shrubs shall be 450 mm (18 in) in height or spread.
- The minimum deciduous tree shall be 65 mm caliper (2.5 in) measured 150 mm above ground and 2.5m (8ft) in height
- The minimum coniferous trees shall be a minimum 2.5 m (8 ft) in height
- All lots backing onto or having side yards flanking roads, parks and walkways will require the following additional landscaping:
 - Block 2, lots 33 & 60 will require a minimum of 2 trees in the rear yard (a total of 3 trees on the lot).
- The rear yard of all lots will require a minimum of sod.
- All homes are highly encouraged to install at least 2 plant materials in a columnar species variety in the front yard. Species such as Blue Arrow Upright Juniper, Brandon Cedar, Swedish Aspen.

A prepared shrub bed is to be defined by landscape edging (metal, vinyl, brick, concrete, etc.) with adequate coverage of plant material and is to contain mulch (rock, wood chip, etc.) for ground cover and shall be natural earth toned colours. Each shrub/tree bed to contain one consistent mulch material and should have an underlay of landscape fabric (no plastic). Colored shale, white landscape rock and rubber mulch will not be permitted. Edgers are required to be installed in ground and flush to top of grade. Small plastic, wooden or metal fencing is not permitted anywhere and cannot be used in place of an edger for prepared shrub beds.

Large areas of mulch (rock, wood chip, etc.) will not be permitted in the front yard and highly visible rear yards. In scenarios where the minimum plant material is unable to provide adequate coverage, additional plant material such as ornamental grasses, perennials or additional shrubs are to be placed throughout the shrub bed to break up large areas of mulch. Wooden walkways in between homes will not be permitted.

Where sod is not installed directly against to the side property line, (use of mulch, rock or turf), it the responsibility of the homeowner installing alternative to sod material, to use appropriate edging material to define the edge of the property along the entire length of the side yard where sod is not been installed. Noncompliance with this requirement will result in a failed inspection. Exception to this requirement will be a cohesive landscaping design for two adjoining properties installed at the same time.

If artificial turf is desired, it is to be designed with a distinct prepared shrub bed border between the turf and the property line. The shrub bed is to include adequate coverage of plant material that is in addition to the above minimum requirements.

Artificial turf is to contain a minimum weight of no less than 95 ounces per square yard and a minimum blade height of 41 mm (ie. ezLAWN, ezLAWN Elite, ezLAN Platinum or directly compatible product to be approved by Rohit Land Development) are acceptable. The base is to contain a minimum depth of 4" of 20mm road crush (compacted to 90% proctor density) with a sand or crushed limestone (fine) topping. The surface infill is to contain either a Silica sand and/or rubber infill. Artificial turf must be specified by the manufacturer as a pet friendly product with a minimum 10-year warranty. Homeowners will be required to submit their artificial turf invoice prior to final inspection to verify that the specifications have been met.

The application of artificial turf or landscapes without sod will only be considered by the Developer after submission of a detailed landscape concept drawing prepared by a Landscape designer. Landscape plans should be submitted to Rohit Land Development directly, via email at lot.sales@rohitgroup.com.

All lots are to comply with the City of St. Albert Land Use Bylaw Landscape requirements, and it is the responsibility of the homeowner to ensure that their landscaping meets these requirements.

All landscaping including front, rear and sides must be completed, in accordance with the above requirements, within twelve months of completion of the house (subject to seasonal limitations) and completed prior to final inspection of the property for architectural / landscaping compliance. Upon completion of the landscaping, a final inspection is to be requested through the Builder as directed by the Developer. All inspections will be completed during the inspection season (late spring to early fall – weather permitting). To ensure compliance with the landscaping requirements, a caveat has been filed against the property and will not be discharged until approved inspections are issued from the Architectural Consultant and the fence has been completed and stained in accordance with section 17.2 below.

16.2 Fencing

Please see Appendix "A" Community Map to view the fence requirements and Appendix "E" for fence details.

Fencing on all lots are to be constructed by the Homeowner and to be consistent in design and colour with the fencing style established for the community. All wood screen fences are to be painted Monterey Grey by Cloverdale Paints (Weather One - Solid Hide Stain – Monterey Grey EX207).

If a gate is desired, the gate shall match the adjoining fence. Please see Appendix "A" Community Map to view the fence requirements and Appendix "E" for fence details.

Fencing on all lots are to be constructed by the Homeowner and shall be consistent in design and colour with the fencing style established for the community. All fencing must be completed, in accordance with the above requirements, within twelve months of completion of the house (subject to seasonal limitations).

16.3 Address Plaque

A standardized address plaque, as per the detail provided by the Developer, is required for all homes. Address plaques must be ordered through Rohit Land Development and to be installed by the Builder. It shall be placed on the front of the home in a visible location and is highly recommended that the builder show location of the Address Plaque on house approval applications. Alternate locations may be accepted at the discretion of the Design Consultant. See Appendix “F” Address Plaque for address plaque mounting instructions.

16.4 Accessory Buildings

The side wall elevations of all ancillary buildings and garden sheds shall not extend more than 6’ in height. Where visible from a public adjacency (i.e. all perimeter, high visibility 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.

Sheds completed in an alternative plastic composite material will also be permitted in earth toned colours. Sheds containing unfinished wood are strictly prohibited. Metal sheds are strictly prohibited.

The following shed styles are acceptable, provided they are complementary to the style of the home:



The following are examples of sheds that will NOT be accepted:



16.5 Interpretation

The enforcement, administration and interpretation of this design guide shall be at the discretion of Rohit Land Development or its Design Consultant. The unfettered application of these guidelines shall be without notice or precedent.

17 Siting

17.1 Consultant

The Builder is to check on LotWorks and with the Developer for all applicable drawings, and any special conditions.

17.2 City Regulations

The Builder is to ensure that all City of St. Albert bylaws and regulations are met and note relevant plans regarding utilities and rights-of-way.

17.3 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.

17.4 Plot Plans

Plot plans are not provided by developer and the preparation of plot plans and stakeout must be carried out by the Builder's chosen Surveyor. Plot plans must include:

- 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, easements and utility right-of-ways labeled, dimensioned;
- spot elevations around building and drainage directions;
- dimensions from property line to sidewalk and face of curbs.

18 Subdivision Appearance

18.1 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. All Builder signage must be approved by the Developer & comply with City of St. Albert requirements.

18.2 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. Onsite disposal is not permitted.

18.3 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 construction dumpsters/dumpster bags by the Builder is mandatory. Any general clean-up of the subdivision implemented by the Developer will be charged pro-rata to all Builders.

18.4 Construction Activity

Each Builder is responsible for inspecting the condition of curbs, sidewalks, street lights, services, etc. on their lots and must complete a Lot Pre-Inspection Report through LotWorks prior to commencing construction, otherwise costs for repairing any damages becomes the sole responsibility of the Builder.

19 Approval Process

Prior to building, the Builder inspects the lot and all services, and must complete a Lot Pre-Inspection Report through LotWorks. Failure to submit an inspection will be taken by Rohit Land Development to mean that there are no damages or issues with the lot.

Before applying to the City for a development permit, the applicant shall submit plans for approval to the Design Consultant LotWorks. 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 Modern, French Farmhouse, 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.

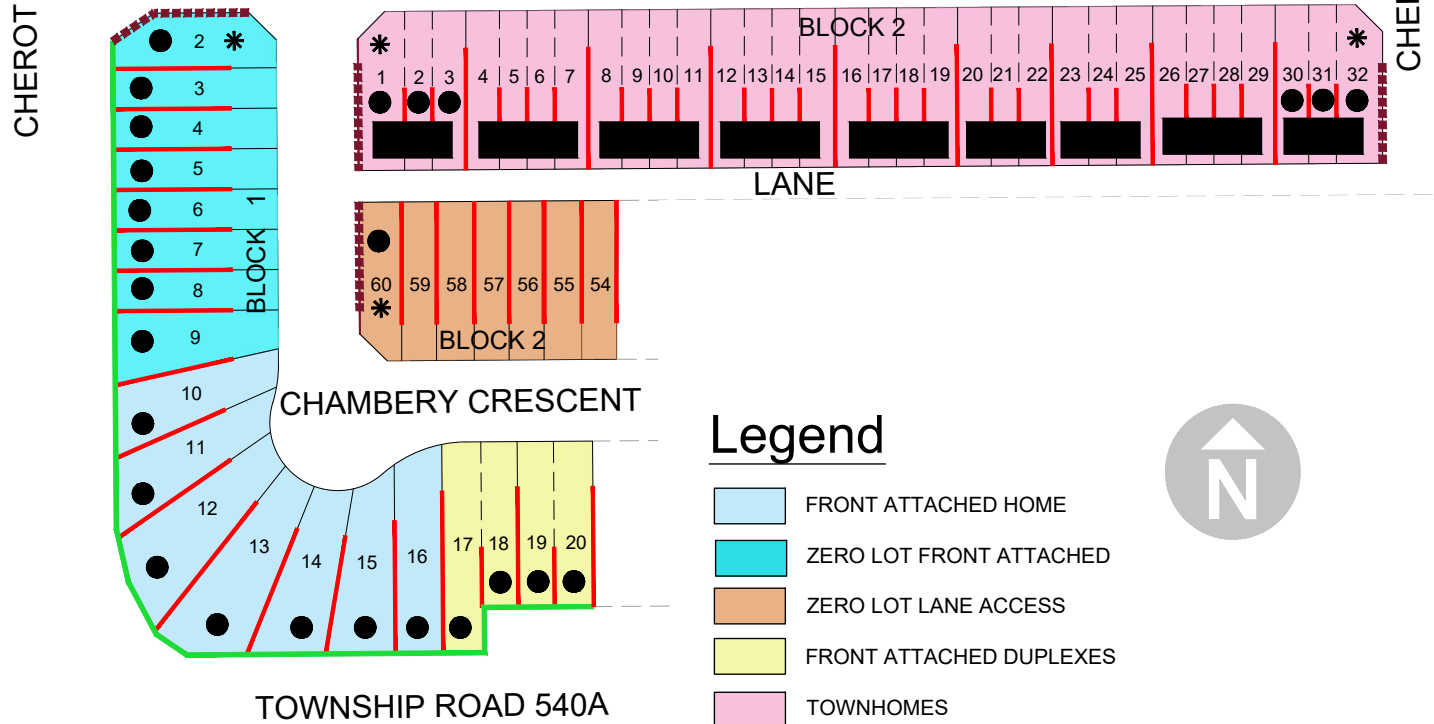
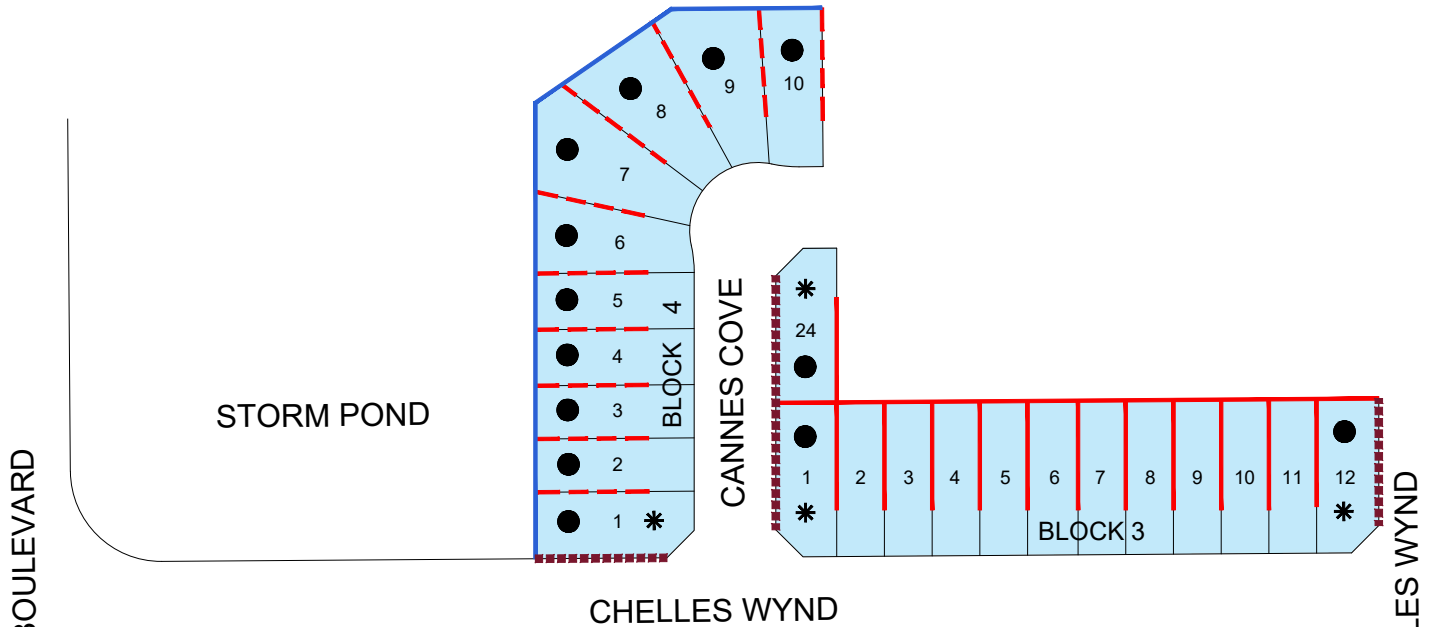
Approval of any and all house plans will be at the sole and unfettered discretion of the Developer.

Variation to these Guidelines will be at the sole discretion of the Design Consultant. Any variation to the design guidelines are on a lot by lot basis and as such does not set any precedence for the subdivision.

No stakeout will be granted until design approval. All approvals will be posted on LotWorks.

If upon inspection the Design Consultant determines that the architectural or landscaping has not been satisfactorily complied with, a re-inspection fee will be incurred for any subsequent inspections.

Appendix “A” – Community Map



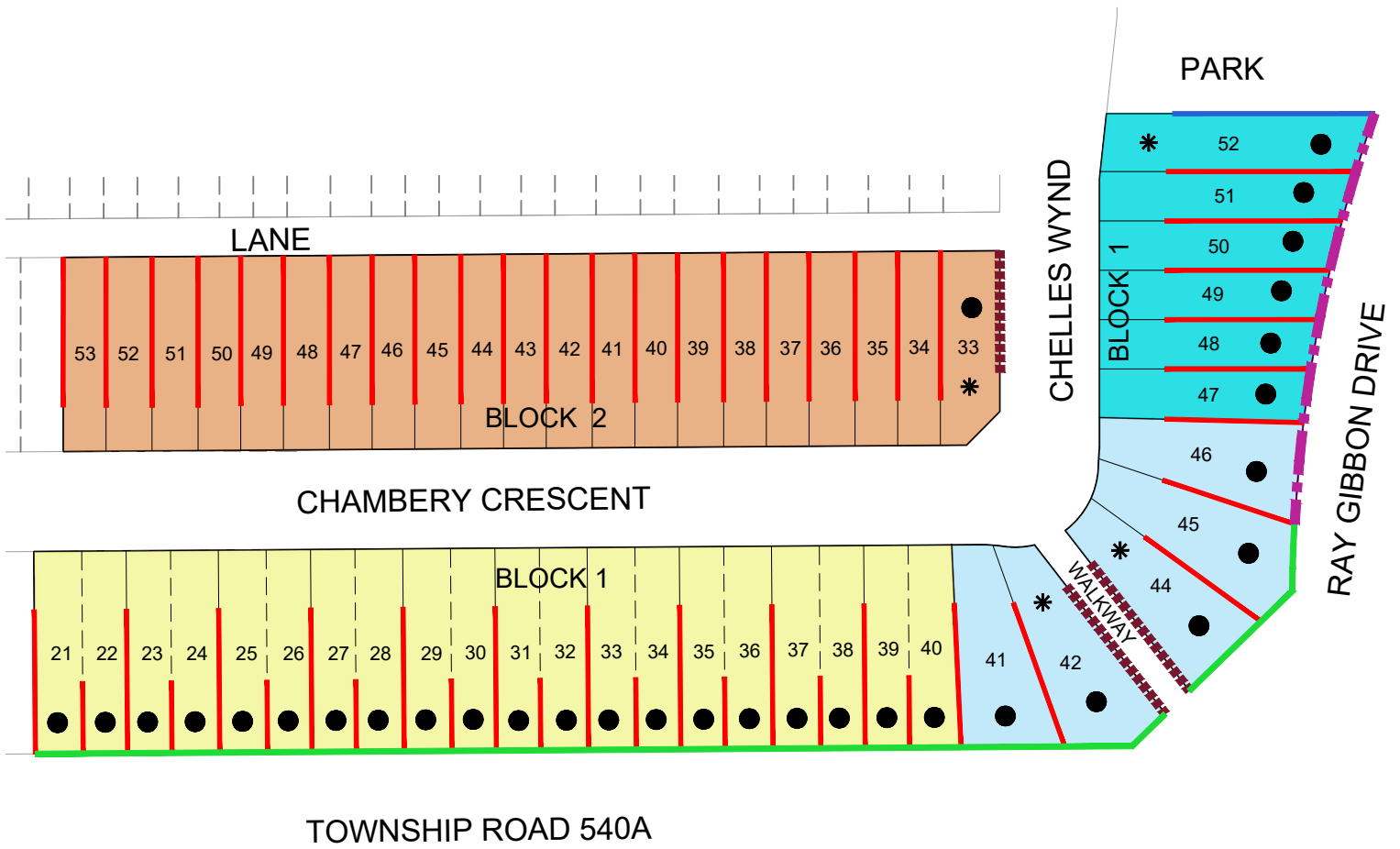
Legend

- FRONT ATTACHED HOME
- ZERO LOT FRONT ATTACHED
- ZERO LOT LANE ACCESS
- FRONT ATTACHED DUPLEXES
- TOWNHOMES
- GARAGE LOCATION
- * HIGH VISIBILITY SIDE ELEVATION
- HIGH VISIBILITY REAR ELEVATION
- WOOD SCREEN FENCE - BY HOMEOWNER
- REAR STEP DOWN WOOD SCREEN FENCE - BY HOMEOWNER
- STEP DOWN WOOD SCREEN FENCE - BY DEVELOPER
- CHAIN LINK FENCE (NO GATE) - BY DEVELOPER
- NOISE ATTENUATION FENCE - BY DEVELOPER














Phase 1 Design Guidelines Map

*** TO BE PRINTED IN COLOR***



Legend

-  FRONT ATTACHED HOME
-  ZERO LOT FRONT ATTACHED
-  ZERO LOT LANE ACCESS
-  FRONT ATTACHED DUPLEXES
-  HIGH VISIBILITY SIDE ELEVATION
-  HIGH VISIBILITY REAR ELEVATION
-  WOOD SCREEN FENCE - BY HOMEOWNER
-  STEP DOWN WOOD SCREEN FENCE - BY DEVELOPER
-  CHAIN LINK FENCE - BY DEVELOPER
-  NOISE ATTENUATION FENCE - BY DEVELOPER
-  WOOD SCREEN FENCE - BY DEVELOPER



Phase 1 Design Guidelines Map

*** TO BE PRINTED IN COLOR***

June 2022



Appendix “B” – Styles

French Country Modern

DESIGN STATEMENT

The French Country Modern style embodies beautiful and elegant building details with striking roof lines and massing that highlights open gables, traditional window arrangements and rustic stone features. The French Country Modern style allows for traditional style elements interpreted through modern building materials. Key design features that define this style are:

- Minimum roof slopes of 7/12. Steeply sloped gable ends of 10/12 to 12/12 are strongly encouraged.
- Minimum 1 to 3 gables. The use of hip style roofs with 0 gables will be subjected to overall design & detail.
- Gable ends accented with louvers details
- Stone in rustic profiles or brick
- No horizontal siding on front elevations
- Secondary wall materials (Maximum 2)
 - Panels with matching seam colours
 - Vertical siding
 - Board & Batten
 - Vinyl Shakes
- Low contrasting wall colours
- Vertically oriented and ganged windows
- Dark window frames (black, dark grey or arch brown)
- Trim, soffit, fascia, rainware, louvre and shutters are to be 1 colour
- Minimum 6" trims on top & bottom of windows
- Use of columns or brackets at verandah
- Large black scale light fixtures
- Wood Grain Brown or Black entry doors

A MINIMUM OF 2 OF THE BELOW FEATURES MUST BE USED ON THE DESIGN:

- Front sloping shed roof as an accent detail
- Arched windows
- Shutters
- Stone as major panel detail
- Covered entryways with archways an/or curved rooflines



French Farmhouse

DESIGN STATEMENT

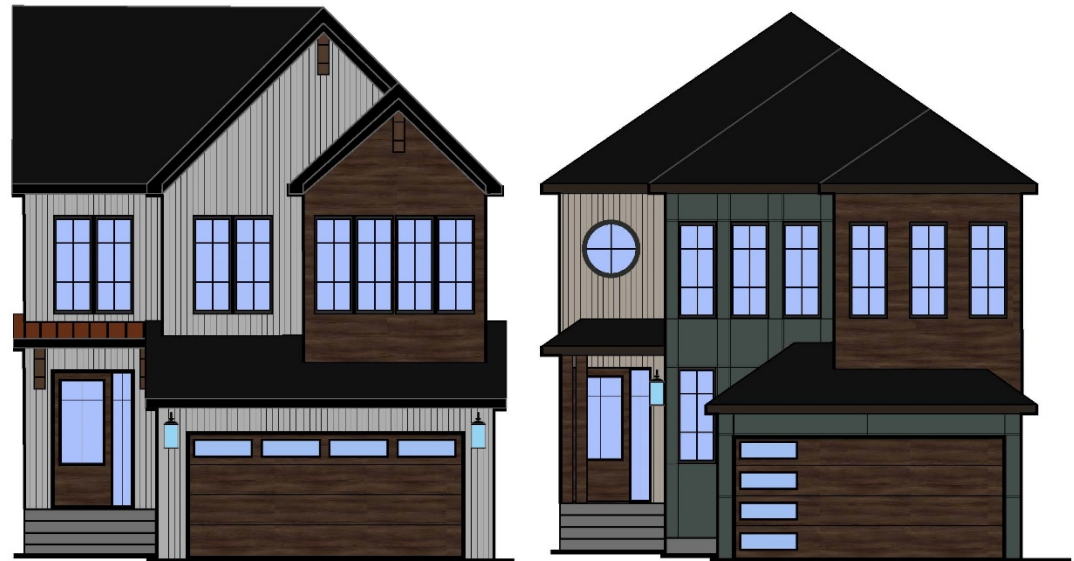
The French Farmhouse style is a traditional farmhouse style interpretation with elements of French country detailing including steep rooflines and rustic stone features.

Key design features that define this style are:

- Steeplly sloped roofs of 7/12 – 12/12
- 2-3 front facing open gables. The use of hip style roofs with 0 gables will be considered subject to overall design.
- Board & batten and/or vertical siding
- No horizontal siding on front elevations
- Accent wall materials (Optional)
 - Panels with matching seam colours
 - Wood siding
- Stone in rustic profiles or Brick (Optional)
- Use of columns or brackets at verandah
- Vertically oriented windows with separations
- Dark window frames (black, dark grey or arch brown)
- Trims
 - Thin trims (0-4") that match the adjacent siding colour or window colour
 - Thick trims (5-6") that match the soffit, fascia, rainware, colour
- Large black scale light fixtures
- Wood Grain Brown or Black entry doors

A MINIMUM OF 2 OF THE BELOW FEATURES MUST BE USED ON THE DESIGN:

- Wood columns
- Wood brackets
- Stone as major panel detail
- Metal shed roof as accent feature
- Louvers matching fascia colour
- Small accent window (ie; round, ellipse etc.)



Appendix “C” – Approved Colour Selections

Approved Non-Premium Colours

The following are the approved non-premium main wall colours for Hardie Plank (by James Hardie) and Non-Premium Siding (Mitten, Royal, Gentek, Kaycan) and are to be used as a basis for Acrylic Stucco colours.

Hardie Plank (by James Hardie)

- White
- Pearl Grey
- Cobblestone
- Heathered Moss
- Navajo Beige
- Light Mist

Non-Premium Siding

Royal:

- Sand
- Brownstone
- White
- Estate Grey
- Heather
- Wicker
- Harvard Slate
- Clay
- Linen
- Flagstone
- Cypress
- Pebble Clay

Mitten:

- Frost
- Bone
- Ivory
- Lite Maple
- Sandcastle
- Sandalwood
- Hearthstone
- Ash
- Clay
- Brownstone
- Satin Grey
- Flagstone
- Nickel
- Stratus
- Sage
- Indigo
- Cypress

Gentek:

- Snow White
- Sandstone
- Linen
- Almond
- Maize
- Wicker
- Canyon Clay
- Pebble
- Monterey Sand
- Pearl
- Dover Grey
- Chesapeake Grey
- Storm
- Sage
- Juniper Grove

Kaycan:

- White
- Linen
- Sandalwood
- Bisque
- Wicker
- Khaki
- Pebblestone
- Mocha
- Ivory
- Terraverde
- Willow Green
- Prestige Beige
- Sage
- Clay
- Slate Grey
- Flagstone
- Stonecrest

Blue and purple (eggplant) tones will be carefully reviewed and monitored to ensure compatibility with the design style and other homes.



Approved Premium Colours

The following are the approved premium main wall colours for Hardie Plank (by James Hardie) and Premium Siding (Mitten, Royal, Gentek, Kaycan) and are to be used as a basis for Acrylic Stucco colours.

Hardie Plank (by James Hardie)

- Khaki Brown
- Woodstock Brown
- Monterey Taupe
- Mountain Sage
- Chestnut Brown
- Iron Grey
- Evening Blue
- Grey Slate
- Night Grey
- Deep Ocean
- Rich Espresso
- Aged Pewter
- Mountain Sage
- Boothbay Blue
- Timberbark

Premium Siding

Royal:

- Walnut
- Natural Cedar
- Granite
- Shamrock
- Ironstone
- Cocoa
- Midnight Surf
- Wedgewood
- Weathered Grey
- Marine Blue
- Bark
- Toasted Almond
- Storm
- Urban Bronze
- Rockslide
- Heritage Blue

Mitten:

- Khaki Brown
- Rockaway Grey
- Muskoka Green
- Grenadier Green
- Aviator Green
- Caribou Brown
- Chestnut Brown
- Yukon Grey
- Huron Blue
- Spring Moss
- Regatta Blue
- Sapphire Blue
- Annapolis Blue
- Timber Bark
- Gunmetal Grey
- Eggplant
- Coffee Brown

Gentek:

- Dark Drift
- Saddle Brown
- Moonlit Moss
- Windswept Smoke
- Midnight Surf
- Espresso
- Iron Ore
- Mountain Arbor

Kaycan:

- Mahogany
- Pecan
- Castlemore
- Cabot Brown
- Manor
- Evergreen
- Boulder Gray

Blue and purple (eggplant) tones will be carefully reviewed and monitored to ensure compatibility with the design style and other homes.



Appendix “D” – Landscape Requirements

Landscape Requirements Checklist

It is the responsibility of the homeowner to landscape the 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

- All lots will require a minimum of 2 trees. At least 1 tree in front yard
 - Deciduous minimum 2.5" caliper and 8' height
 - Coniferous 8' height
- Prepared shrub bed containing:
 - Minimum 10 shrubs - 18" height or spread (height for deciduous/spread for evergreen)
 - Large area of bare mulch is not permitted
 - If minimum plant material is unable to provide adequate coverage, additional plant material such as ornamental grasses, perennials or additional shrubs are to be used.
 - Contain natural coloured mulch (wood or rock). One consistent mulch material and colour per bed
 - White not permitted
 - Edger (metal, vinyl, brick, concrete, etc.)
 - Edging required along property line where sod is not installed. Exception for a cohesive landscape design for two adjoining properties installed at the same time.
 - Edging installed in ground and flush with top of grade
 - Small plastic, wooden or metal fencing is not permitted
 - Landscape Fabric (no plastic)
- High Visible Rear Yard Requirement
 - Block 2, lots 33 & 60 will require a minimum of 2 trees in the rear yard (a total of 3 trees on the lot).
- Wooden walkways in between homes will not be permitted

- Sod
 - Maximum 50% front yard
 - Rear Yards
 - Exposed soil is not permitted
- All homes are highly encouraged to install at least 2 plant materials in a columnar species variety in the front yard. Species such as Blue Arrow Upright Juniper, Brandon Cedar, Swedish Aspen.



Artificial or Synthetic Turf Option

- Prior to installation a detailed landscape plan prepared by a Landscape designer and specification information sent to Developer via email at lot.sales@rohitgroup.com for review.
- Distinct prepared shrub bed border between the turf and all property lines





- Artificial turf must be specified by the manufacturer as a pet friendly product with a minimum 10-year warranty
- Artificial turf is to contain a minimum weight of no less than 95 ounces per square yard and a minimum blade height of 41 mm (ie. ezLAWN, ezLAWN Elite, ezLAN Platinum or directly compatible product to be approved by Rohit Land Development) are acceptable
- The base is to contain a minimum depth of 4" of 20mm road crush (compacted to 90% proctor density) with a sand or crushed limestone (fine) topping.
- The surface infill is to contain either a Silica sand and/or rubber infill
- Artificial turf invoice prior to final inspection to verify that the specifications have been met.
- All lots are to comply with City of St. Albert Zoning Bylaw Landscape requirements
- Landscape completed within 12 months of completion of the house and completed prior to final inspection of the property for architectural / landscape compliance.

Landscape Site Review Requests

- Once your landscape construction is complete, please contact your Builder and they will arrange for a site review.
- All site review requests and Final Grade Certificates are to be submitted by the Builder as directed by the Developer.
- Site reviews are only conducted during the inspection season (late spring to early fall – weather permitting).

Site Review Process

- After the site review is requested, your property will be reviewed and photographed. A report will be prepared.
- If landscape is acceptable, the report will be forwarded to the Builder and Developer.
- If landscape is not acceptable, the report will be forwarded to the Builder. This report will clearly outline the deficiencies that need to be corrected.
- All correspondence and inquires to IBI Group are to be submitted through the Builder.
- Once corrections are completed, a photo of the fixed deficiency is to be submitted to the Builder so that a new report can be prepared. If corrections are accepted, the report will be forwarded to the Developer for deposit refund.

High Quality Front Yard Landscape Examples



Top Ten Common Landscape Deficiencies

The following list only provides the homeowner with common reoccurring deficiencies that prevents a final landscape approval. Other deficiencies maybe noted once a final inspection is completed.

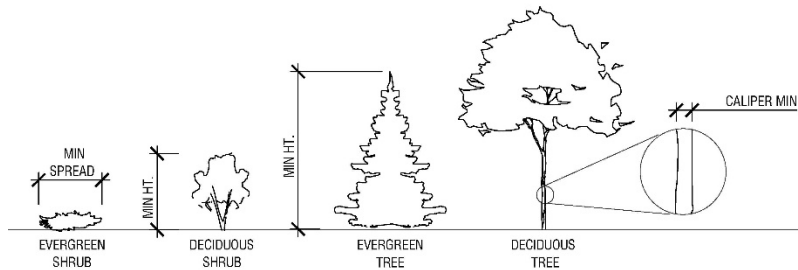
1. Poor Quality Landscaping

- Dead grass / shrubs
- Weed Growth
- Unkempt, non-maintained and damage landscape



2. Undersized Plant Material

- Shrubs are measured by width/spread for evergreen and by height for deciduous
- Deciduous tree caliper is measured 6" above ground. Evergreen (coniferous) trees are measured by height.



3. Grading

- Gaps between stairs/walls and grade due to settlement or poor grading
- Major divots and excavations

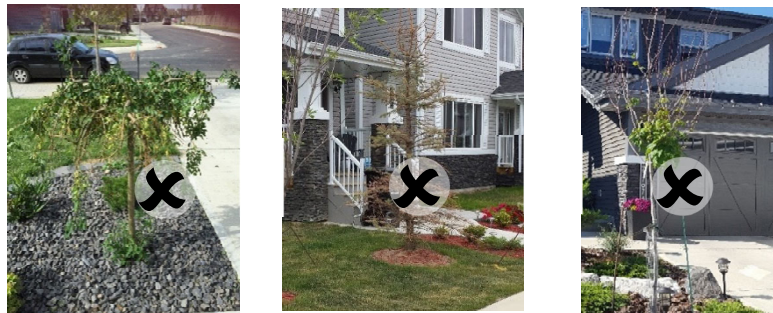


4. Missing Plant Material

- Missing required tree – No exceptions
- 10 shrubs is required - perennials and annuals as a substitution is not acceptable.

5. Unacceptable Trees & Shrubs

- Grafted trees (shrubs grafted to tree trunks) – acceptable as shrubs only
- Trees not installed within the homeowners property
- Trees are unhealthy, dead or diseased
- Tree with poor form (i.e. one side dead, top is dead or missing limbs)
- Dead shrubs or shrubs in poor condition



6. Missing Mulch and Poor Installation

- Wood chips/bark or rock in natural colours - acceptable
- Exposed soil or landscape fabric not permitted
- Rockery with boulders and rock mulch - acceptable



7. Poor Plant Material Coverage

- Not Acceptable – Large areas of mulch without shrubs or perennials
- Acceptable – Combination of ornamental grasses, perennials and shrubs to cover mulch bed
- If mulch (wood or rock) is desired along the narrow driveway side from the garage edge to the sidewalk then a minimum of 4 equally spaced shrubs are to be installed in that area



8. Driveway Extensions

- Driveways are not permitted to be extended past the garage width.
- Walkway containing concrete, brick, stone or other similar products directly adjacent to the driveway and the full length of the driveway is not permitted



9. Poor Landscape Edger Installation

- Wood chips/bark or rock in natural colours – acceptable
- Not level/poor installation/protruding above bed
- Spacing between edger/poor installation / trip hazard
- Plastic, Vinyl or Metal Continuous – Acceptable

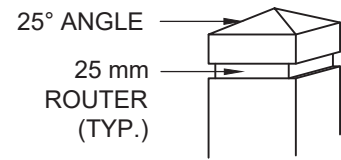


10. Poor Landscape on Highly Visible Rear Yards

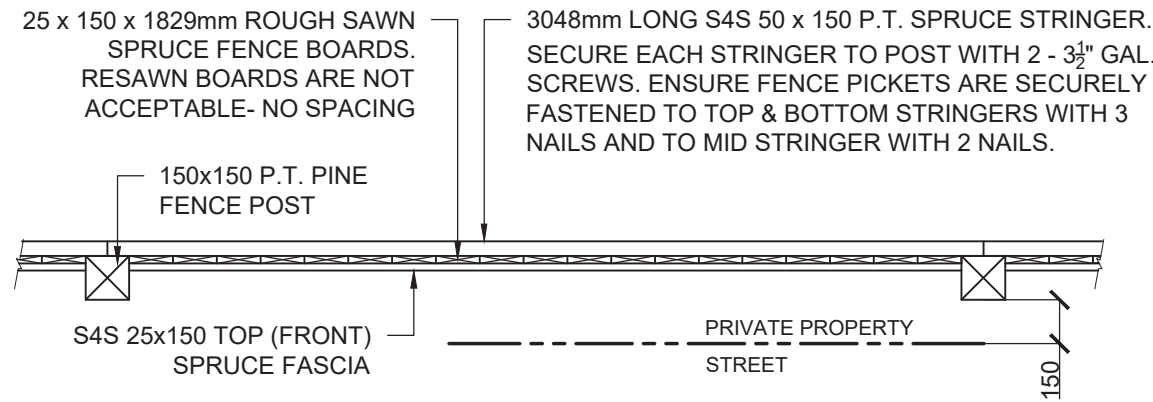
- Yards that back onto roads, stormwater and other high profile locations require landscape treatment
- Poorly designed or constructed garden sheds or greenhouses are not acceptable
- Rear yard consisting of large, vast areas of bare mulch or concrete are not acceptable



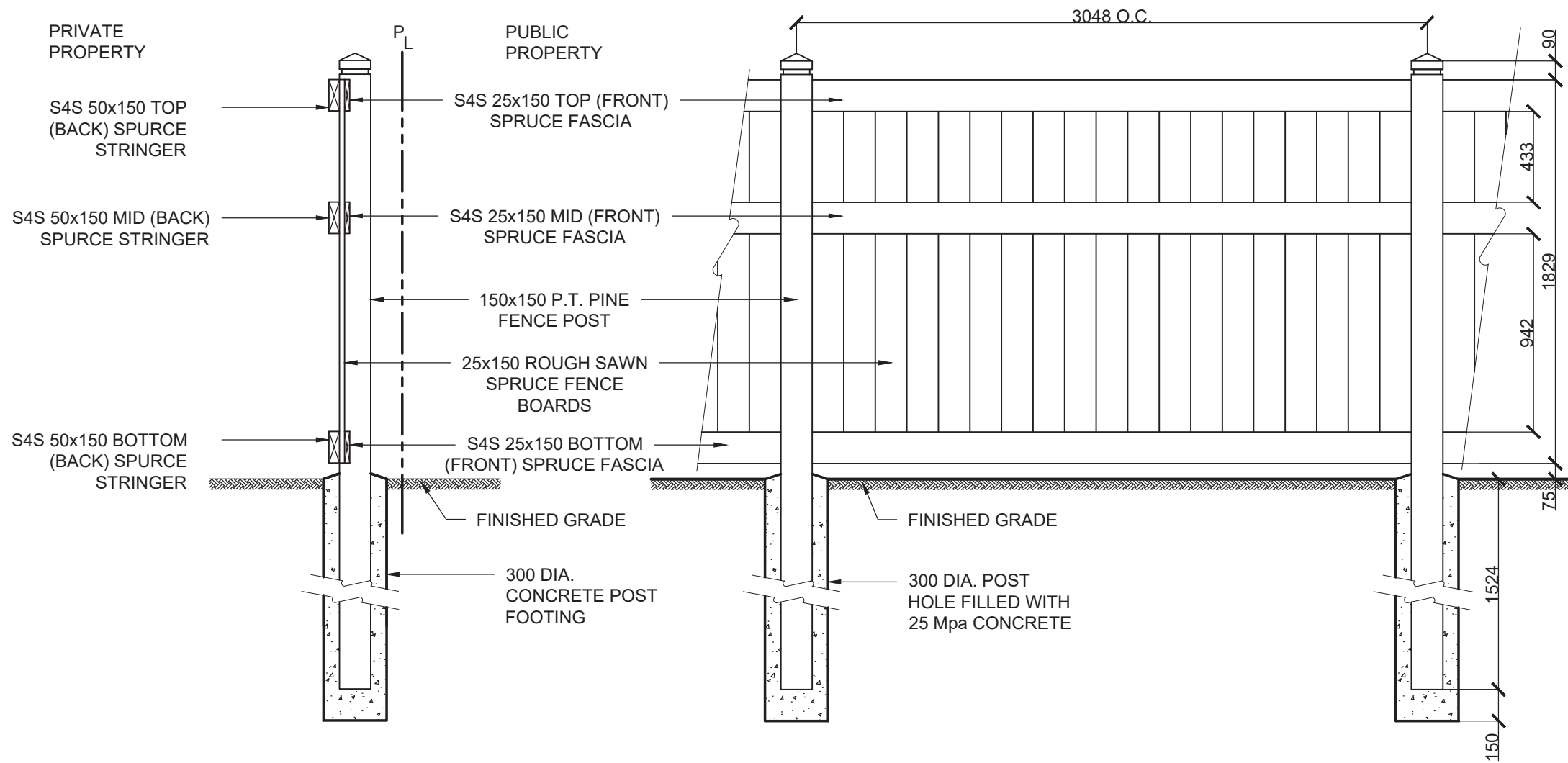
Appendix “E” – Fence Details



TYPICAL POST
CAP DETAIL



PLAN

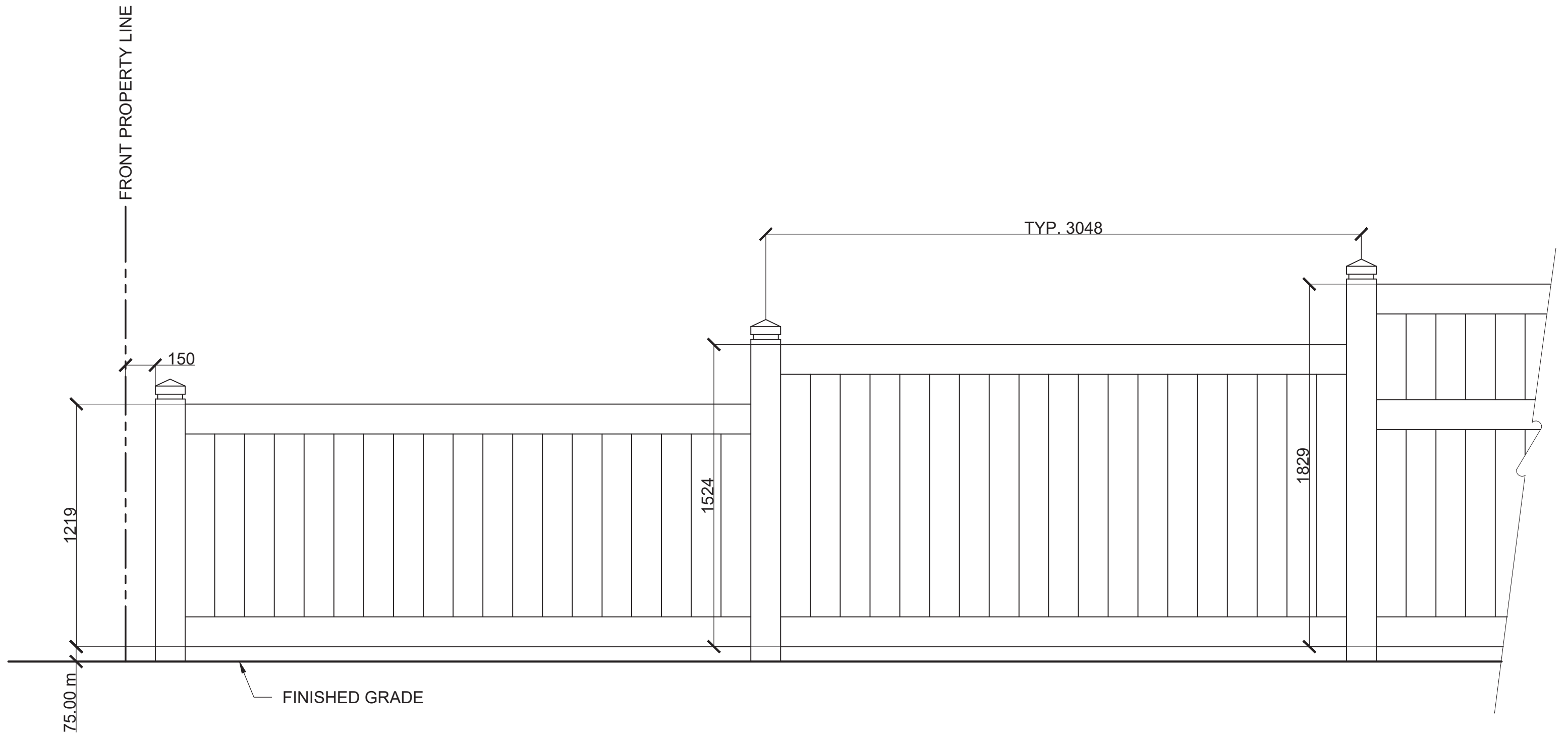


WOOD SCREEN FENCE NOTES:

1. WORK SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
CONCRETE - CSA CAN3-A23.1-M77
2. MATERIAL SHALL MEET THE FOLLOWING SPECIFICATIONS:
- CEMENT - TYPE 50, SULPHATE RESISTANT CSA CAN3-A5-M77, PORTLAND CEMENT
- CONCRETE - 28 DAY STRENGTH $f_c=25\text{MPa}$
- 28mm MAXIMUM AGGREGATE
- 50 - 80mm SLUMP
- MAXIMUM W/C RATIO = 0.5
- 5 - 7% AIR ENTRAINMENT
3. CONTRACTOR SHALL INVESTIGATE THE EXCAVATED SUB SOIL MATERIAL FOR "SOFT SPOTS" (FOR INSTANCE FILL AREAS OF PREVIOUSLY INSTALLED TRENCHES ETC.)
4. MAXIMUM MISALIGNMENT OF PILES SHALL NOT EXCEED 50mm.
5. ALL FENCE POSTS ARE TO BE PRESSURE TREATED LUMBER.
6. FENCE POSTS AND STRINGERS TO BE PRESTAINED OR MECHANICAL ROLLED WITH TWO COATS OF 'CLOVERDALE SOLID STONEHEDGE' STAIN TO MANUFACTURERS SPECIFICATIONS.
7. ALL FENCE BOARDS TO BE PRE-STAINED WITH 'CLOVERDALE SOLID CAPE COD GREY' STAIN BOTH SIDES PRIOR TO INSTALLATION
8. ALL FASTENINGS TO BE GALVANIZED; MINIMUM TWO (2) SCREWS PER STRINGER TO POST, THREE (3) NAILS PER TOP AND BOTTOM STRINGER AND TWO (2) NAILS PER MID STRINGER.
9. FENCE TO BE SET 150mm INSIDE PRIVATE PROPERTY OR ON A COMMON LOT SIDE PROPERTY LINE.
10. FENCE TO BE MAINTAINED FOR 2 YEARS PRIOR TO FAC.
11. ALL DIMENSIONS ARE IN MILLIMETRES.

COLOUR:
Monterey Grey by Cloverdale Paints
(Weather One - Solid Hide Stain
Colour Code EX207)

WOOD SCREEN FENCE DETAIL - BY HOMEOWNER
SCALE:NTS



COLOUR:
 Monterey Grey by Cloverdale Paints
 (Weather One - Solid Hide Stain
 Colour Code EX207)

STEP DOWN WOOD SCREEN FENCE DETAIL
SCALE:NTS

Appendix “F” – Address Plaque

Address Plaque

Material: aluminum 0.50" thick
Mounting: cast with concealed
pin mounting (4)

