



Concorde

in the orchards

ARCHITECTURAL DESIGN GUIDELINES STAGE 1 & 2

September 2023

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1.0 INTRODUCTION AND THEME

Concorde in the Orchards is a new, vibrant community located in Southeast Edmonton. The community concept prepared by Avillia contains single-family and duplex product blended cohesively to integrate a variety of forms and provide dynamic streetscapes. The vision for the architectural theme relied on market trends and a desire for a distinctive architectural flavour. To appeal to today's homebuyer, Concorde in the Orchards will offer a broad range of housing types with unifying architectural design elements and features. Innovative architectural guidelines will offer a revitalized, contemporary take on the familiar Alberta Prairie style – while adding Modern Contemporary and Nordic to highlight the progressive nature of the community, infuse the exteriors with modernized detailing, and provide dynamic and interesting streetscapes. The streets will provide recognizable comfort through traditional forms and massing, drawing on the individuality of its buyers to create a place where all types of homes and people exist happily, synergistically, and together shape the community vision.



2.0 ARCHITECTURAL GUIDELINES

The Architectural Guidelines are prepared to promote a high level of architectural detail, ensure appropriate building form, and to certify awareness of the community. Home Builders are to use these Architectural Guidelines when planning their new home builds at Concorde in the Orchards. The Architectural Guidelines have been written in a definitive manner with multiple examples to allow both creativity and market differentiation while respecting continuity in home designs throughout the community.

The information contained herein is provided as a guide. The Developer and its designate Architectural Consultant make no warranties or representations as to the accuracy or completeness of these guidelines. Purchasers shall be fully and solely responsible for all designs which follow these guidelines and for the conformance to the appropriate building codes and bylaws. The guidelines may be altered, amended, or varied by the Architectural Consultant and Developer in its sole and absolute discretion.

3.0 GENERAL

The Architectural Consultant completes a review of all house plans to ensure compliance with the Architectural Guidelines. An “Approved” stamp is provided by the Architectural Consultant on the elevation drawings and site plan upon final approval. The builder must bring the approved stamped plans when submitting for a building permit at the City of Edmonton.

All construction must comply with the current City of Edmonton Land Use Bylaw and Alberta Building Code. Construction may only begin upon receipt of a Building Permit from the City of Edmonton. Conformity with the Guidelines does not supersede the required City of Edmonton approval process.

All Builders are to ensure familiarity with the appropriate requirements and stipulations of the City of Edmonton.

4.0 SITE PLANNING

4.1 House Siting

Concorde home Builders and their design teams are to choose home styles and designs based on the grading and site topography to take full advantage of individual lot characteristics and to maximize lot space. Relative massing, siting and style will be of utmost importance in assuring each home complements its neighbour and the subdivision.

Home Builders are to review the Building Grade Plan and Marketing Plan prior to home design to ensure that the proposed home is compatible with the desired lot. Front setbacks will be varied to provide interest in the streetscape and to complement the massing of individual homes.

4.2 Setbacks

The Architectural Consultant will review the siting of all houses, ensuring the siting of houses on pie lots are acceptable to the streetscape and compatible with adjacent houses. Builders are encouraged to choose house plans that can be centered on these lots with the greatest exposed frontage to the street. Front setbacks will be required to have variation along the street.

4.2 Lot Grading

Lot grading must follow the applicable neighbourhood grading plan. Lot grading must follow the natural slope of the land and is to be consistent with the subdivision grading plan. Front entry steps are to be a maximum of four risers per set. Where the grade calls for more than four risers, the run must be split with risers added to the walk. Exceptions to this requirement may be granted in consideration of unique design, topography, and lateral bracing concerns.

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 to the general trend of the neighbourhood, exceptions may be considered.

4.3 Retaining Walls

Where retaining walls are required and exposed, it is recommended that they are constructed using natural materials (i.e. sandstone boulders, rundle rock or river rock (mortar)).

- Retaining walls not constructed from natural materials should be constructed with a visually aesthetic material (i.e. decorative concrete, or concrete with a stone or brick facing, or smooth-form concrete)
- Concrete wing walls will be acceptable when not visible from the street, but they require Architectural Design Approval
- Retaining walls must comply with local bylaw and building codes

4.4 Parging

Parging details on exposed elevations will vary depending on the applied material and its intent. The rules to follow are:

- All masonry is to be properly grounded, parged to within 2" of exposed grade on all applications (image 4.4.a)
- Exposed concrete and parging will be restricted to a maximum of 12" at all elevations
- All other elevations (non-exposed) will be restricted to 2'
- Garage columns – if finished in an alternate material – are to adhere to the same standards as masonry application – either with the garage column material itself or with an alternative horizontal trim cap detail (image 4.4.b)



Image 4.4.a



Image 4.4.b

5.0 GENERAL REQUIREMENTS

5.1 Building Form and Massing

Architectural massing refers to the concept of arranging the volumes of a house in relation to each other and the streetscape. In general, all parts of the building should be designed with a sense of proportion to one another – and achieving this is the foundation for the overall design of the house.

5.1.1 Additional Risers, Side Entry, and Massing

Increased risers – on account of a particular grading circumstance or to accommodate side entry – **will require** adjustments to the massing of the home to restore adequate proportions and scale to the architectural elements and to reduce the space above the garage roof.

Adequate measures may vary case-by-case, but may include:

- Revisions to garage door height (8')
- Increased window depth
- Increased application of material in specific locations to reduce the overall mass of untreated space.
- Garage roof can be raised, garage slope can be increased – but space between garage door and its roofline cannot exceed 24". Proportions are to be maintained.



7' garage door – elevation looks disproportionate



8' garage door – secondary material applied

5.2 House Sizes

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. All minimum house sizes will be identified in the *Lot Codes and Special Requirements*.

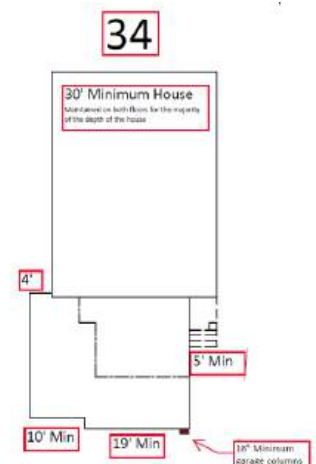
5.3 Garages

Double attached as a minimum attached front drive garages are allowed under the massing guidelines previously discussed and must be located in accordance with the garage location plan. Massing and design considerations for garages will include the following:

- The design of the garage shall echo the house design – all wall finishes on the garage must echo the primary wall finishes of the house
- The maximum distance between the top of the garage door and the underside of the eave is to be 24" (excluding trim from calculation). Lowering the roofline, higher garage doors and/or additional detailing will be required when exceeding the maximum distance
- Garage columns on a double car garage must be a minimum of 18" wide
- Bonus rooms above the garage require the projecting wall face to be set back a minimum 4' from the garage face below. Discretion may be granted in cases of exceptional and intentional design.

Triple car garages are permitted on lots with a building pocket of 34' or above. This must be carefully coordinated with existing street furniture while maintaining a strong home design. Minimum house width and design requirements are as follows:

- Entry 5'
- Single Garage 10'
- Double Garage 19'
- Garage columns are to be a minimum of 18" in width
- High visibility lots must maximize the rear elevation to the equivalent of the front elevation (i.e., a 30' wide front elevation should have equivalent 30' wide rear elevation). House width must be maintained on all visible floors for the majority of the depth of the home.



- Pie shaped lots will be reviewed on a lot-by-lot basis if an exception is required

This design guide allows for homes to be built more than 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 merits of design, massing, proportion, and compatibility. Exceptional plans which meet the general trend of the neighbourhood may be considered at the sole discretion of the Architectural Consultant.

5.4 Semi-Detached

Semi-Detached homes should be designed as buildings with one architectural style, as opposed to one style per unit.

- Repetition or mirroring of the same plan is to be differentiated in the exterior designs
- Articulation of a minimum of 2' is required between attached units

5.5 Driveways

Driveways shall be constructed of a minimum concrete – broom finish. The following details for driveways are minimum requirements:

- Desirable driveway slopes are between 3% and 7%
- Maximum driveway slope is 10%; minimum is 2%
- The driveway and the approach shall be constructed at the same time
- Gravel driveways are prohibited
- Driveways must be the width of the garage but may taper to be narrower at the street
- Deviations may be approved based on the design being presented
- Side drive garage locations will require a landscaping buffer to adjacent lots
- Driveways cannot exceed the width of the garage

6.0 ARCHITECTURAL DESIGN

Architectural themes and materials of the homes at Concorde in the Orchards will follow three streamlined design styles – Modern Prairie, Nordic, and Modern Contemporary – as well as some general characteristics for all homes in the community.



The design styles and characteristics are intended to guide development of the community presentation which will be compiled in a collaborative partnership with committed builder partners. Samples and direction for each style are attached in each style guide for your reference. The use

of design elements particular to each style is required, but all plans will be reviewed on their own merits.

6.1 General Characteristics

In Concorde in the Orchards, the exterior of all homes will be based on architectural styles that have been infused with modern elements to produce a progressive, inviting urban environment. Design considerations are not limited to, but may include:

- Create a well-defined, balanced, and inviting front facade that connects the home to the surrounding landscape and street interface
- Incorporate the design features to enhance the facades that have high visibility from park areas, storm ponds, greenbelts, and corner lots
- Ensure the homes are modern in aesthetic and form by using modern design features and materials, while excluding traditional elements and decoration
- Utilize traditional and modern materials in non-traditional, creative applications

6.2 Architectural Styles

MODERN PRAIRIE

Prairie style houses integrate traditional horizontal lines and low slope hip roofs with large expanses of glass and clean modern detailing. Modern takes on this classic style incorporate new materiality, asymmetrical applications of material and detailing, and large expansive glazing in a wide variety of configurations.

FORM AND MASSING

- Understated massing with horizontal emphasis in form
- Profile is low and grounded – with recessed upper floors and variations in wall plane
- Low-pitched hipped rooflines (Min. 4/12) with wide eave overhangs (Min. 24” when permitted)
- Flat-roof accents are encouraged in contemporary approaches
- Recessed and covered entries – defined by large, structural columns

DEFINING DETAILS, MATERIALS, AND COLOURS

- Clad in siding/stucco in horizontal application
- Materials applied in a variety of configurations
- Secondary materials can include panels, accent siding, wood grain, style-suited brick/masonry
- Dark earth tones preferred. Monochromatic/tonal colour schemes
- Style-suited brick and structured/ashlar masonry profiles are preferred
- Floating masonry is not acceptable
- Horizontal detailing is common– panels and trims in a horizontal banding effect across the upper floors
- Simple trims, horizontal battens or brickmoulds
- Brackets, angular knee braces – commonly applied on upper floor
- Expansive glazing with unusual exterior grill patterns and configurations (contemporary)
- Flat panel garage doors with symmetrical or asymmetrical glazing
- Metal and concrete finishes (railing, entry, and risers)



MODERN CONTEMPORARY

The Modern Contemporary home is characterized by a mix of low sloping roofs lines with other roof forms – hipped roofs, flat roof accents, and shed roofs – with broad overhangs and horizontal proportions. Homes can be minimalistic with controlled roof pitches, clean lines, or bold forms with exaggerated shed roofs.

FORM AND MASSING

- Well-articulated façade with variation in roof lines and wall plane
- Mix of flat and single-sloped roof lines as accents
- Short to medium overhangs (12”-18”) extended to the front
- Large porches – flat roof accents/entries
- Vertical projections – fully clad in wood grain finish, smooth brick, or smooth finish panels

DEFINING DETAILS, MATERIALS, AND COLOURS

- Home is clad in siding/stucco with materials applied to whole masses or as a base
- Secondary materials can include siding, board and batten, corrugated metal, industrial panels, brick/masonry, and wood tone products. Smooth wall finishes are preferred
- Dark, bold colour profiles are preferred
- Materials are more commonly applied in large masses, whether on projections, or on sections of the front façade. Asymmetrical application of materials is common
- Large expansive glazing Clean trim detailing or no trims, black window frames
- Simple, straight columns – finished in solid material (timber, fiber cement, masonry)
- Natural wood finishes and wood tones accents
- Modern Style entry and garage doors, glazing panels in unique configurations are preferred
- Thickened fascia – 8” minimum on the primary rooflines. Larger fascia will be encouraged



NORDIC

Nordic inspired homes take simple lines, familiar stacked two-storey forms, and steep pitched gables rooflines and seek to achieve a minimalist, clean approach to the exterior design – without sacrificing beauty. The exterior of this style will include strong natural wood influences in either siding or feature elements and subdued, monochromatic colour schemes.

FORM AND MASSING

- Stacked, two-storey forms
- Subtle projections or reveals on wall faces to seek defined transitions of materials
- Steep-pitched gable rooflines (Min. 7/12) with varied eave overhangs – flush on the sides and exaggerated towards the front is best suited for this style
- Monochromatic buttress wall buildouts to exaggerate the simplistic forms. (Refer to section 6.4.)
- Recessed and covered entries, full front porches, flat roof accents

DEFINING DETAILS, MATERIALS, AND COLOURS

- Siding and accent materials applied primarily in vertical profile – covering whole masses
- Secondary materials can include – masonry and brick, wood grain siding, vertical siding, straight-edge shakes, board and batten
- Vertically applied materials are more common
- Subdued, monochromatic palettes with well executed accent colours (wood grain) are suited to the Nordic Style
- Asymmetrical detailing is acceptable– off-centered windows and material application
- Protruded buttress walls – can be applied to frame the entire mass or on prominent sections.
- Simple trims or brickmoulds – black window frames
- Simple columns – accented with timber, wood grain, masonry
- Flat panel garage doors with glazing, wood accents are encouraged
- Metal and concrete finishes (railing, entry, and risers)



6.3 Repetition

Three architectural styles have been chosen to allow enough variety for the consumer to pick the home of their choice in several different front elevations provided by the Builders. Repetition of the architectural styles may be limited to ensure enough variation in the proposed streetscapes.

Identical or near identical elevations and exterior colours may not be repeated more often than every second (2nd) home on the same side of the street and every second (2nd) home on the opposite side of the street.



PLEASE NOTE: This may be altered at the discretion of Architectural Consultant if it can be shown that the two elevations in question are not to be visible together from any angle. While similar house plans and elevations are inevitable, it is possible to vary the design by changing exterior elements. There must be a significant change in features, such as roof type, size and location of windows and doors, colours, and finish materials. A change of materials alone and reversing the plan is not sufficient.

The predominance of any one model/style on a streetscape will not be allowed.

6.4 High Visibility Elevations

An exposed elevation will be considered as any elevation that faces onto a street, park, green space, open space, pathway, municipal reserve, environmental reserve, amenity space, storm ponds, commercial developments, or apartment/condo buildings. Sales and design teams are asked to verify their lots to the marketing map for site furniture and possible exposed elevations.

6.4.1 Corner Lots

Corner lots require additional treatment to the street side elevations to the same extent as the front elevation. Rear elevations on corner lots flanking a street must have full treatment consistent to the front elevation. Sales and design teams must take this into account when working with home buyers as this will not be relaxed at any time. Corner lots should be designed with the following:

- Articulation of the wall face in the form of jogs, box-outs and /or cantilevers
- Increased level of detailing including finishes, materials, trims, and features applied in a manner consistent with the front elevation and overall style of the house
- Roof forms that match the front and provide variety to the rear streetscape, particularly backing onto ponds, parks, and walkways



Specific elements include box outs, chimneys to grade, additional windows, detailed trims to match front elevation, shadow bands, belly boards, corner boards, rooflines, gables with secondary materials, porch or verandas that wrap around from the front of the house. Decks will be required on rear elevation.

When a two-storey home is proposed on a corner lot extra attention will have to be paid to the bonus room above the garage. Full height chimneys or other changes in massing on exposed elevations will be required.

PLEASE NOTE: Homes on corner lots must incorporate at minimum trim detailing and appropriate wrapping of materials onto the rear elevation.

6.4.2 Rear Elevations (High Visibility)

Houses with high-visibility elevations, including rear exposure and corner lots (including rear) will require detailing on the exposed elevations that represents the overall style of the house and includes similar detailing to that on the front elevation. These elevations must include:

- Articulation of the wall face in the form of jogs, box-outs and /or cantilevers
- Increased level of detailing including finishes, materials, trims, and features applied in a manner consistent with the front elevation and overall style of the house
- Roof forms that match the front and provide variety to the rear streetscape, particularly backing onto ponds, parks, and walkways
- Rear decks are to be completed during construction of the house and are to be fully finished with all vertical, exposed surfaces painted to match exterior colour scheme



6.4.3 Walkout Lots

Clear three-storey elevations and large exposed flat walls will not be permitted. There needs to be articulation in the wall heights to help ground the building. Home Builders will be required to articulate rear elevations on walkouts to reduce the massing and ground the building, which can be achieved by staggering the upper floor or by adding different roof elements between the main and upper floor using secondary materials that complement the front elevation in combination with dormers, decks, and balconies.

6.4.4 Medium Visibility

Medium visibility locations will refer to homes in which the lower level of the home is concealed by a solid wood screen fence, or the specific location of the lot is not proximate to major collector roads and/or amenity areas. These elevations will require a similar amount of treatment with an emphasis on the exposed upper floor only and **will not** require a deck to be built at the time of construction.

- Roof forms that match the front and provide variety to the rear streetscape
- Increased level of detailing including finishes, materials, trims, and features applied in a manner consistent to the front elevation and style of the home. Emphasis on the upper floor
- Relief in wall plane is required (jogs/box outs). While Medium Exposure homes will have less articulation required; 2 storey flat massing will not be permitted
- Deck not required to be built concurrent with construction

6.4.5 Decks

All walkout homes visible from the street and decks which are visible due to transparent fencing will require a deck that must be on the plans and built at the initial time of construction. At minimum, all decks will require:

- Supporting columns are to be built out to 12" x 12" extending from grade to the underside of deck
- The main beam and rim joist must be clad in smartboard or an approved equivalent
- All vertical exposed surfaces of the deck – must be fully painted in a colour that is consistent with the home. Deck railings, rim boards (fascias), posts/columns, exposed beams, and stair stringers and risers (if applicable) are considered part of the deck and must be finished accordingly



Decks that are less than four feet above grade must be skirted in smartboard or an approved equivalent with a trim detail.

Relaxations may be granted on non-exposed elevations on lots with privacy fencing. Lattice is not permitted as a skirting material. If it can be demonstrated that the lower level of an exposed elevation will be concealed from view (by a solid wood screen fence), a deck may not be required.

7.0 WALL MATERIALS AND DETAILING

Concorde in the Orchards requires long-term sustainability of the exteriors of all homes throughout the area. Maintenance free materials are required on all exteriors. The use of materials that provide prefinished surfaces that retain their integrity is encouraged.

7.1 Exterior Detailing

To ensure the progressive character and richness of the streetscapes in Concorde in the Orchards, modern features and detailing are highly encouraged to be incorporated into the exterior design of all chosen architectural styles – including the classic styles. Some of these features will be:

- High-performance, sustainable materials (Composite, metal, glass, concrete)
- Asymmetrical detailing, material application, glazing patterns
- Darker window frames
- Variation in roof lines/styles on a single elevation
- Timber details and wood finishes on architectural components – columns, soffits, garage doors, accent materials
- Details with industrial finishes – metal railings, trellis details, planters, wire grid
- Monochromatic/tonal colour schemes – less contrast
- Style-suited lighting on garages and entries
- Upgraded, modern garage doors in wood-stained finishes



7.2 Permitted Materials

Standard vinyl siding will be acceptable on strong designs with a substantial amount of secondary material and detailing. Secondary wall materials and colours in adequate quantity are required on the front and exposed elevations of every home and in all cases, materials and colours that are chosen are to reflect the architectural style, any alternate cladding materials need to be submitted review. Strong designs that don't incorporate masonry will be approved at the discretion of the Architectural Consultant. These designs will have a higher standard of architectural design and detailing.

7.2.1 Roofing Materials

The roof material for all homes is to be premium architectural asphalt shingles such as IKO Cambridge, GAF Timberline, BP Mystique or an approved alternative. Composite products such as Gem, Endur, and concrete tile in the slate profile will also be permitted. Other equivalents may be approved at the Architectural Consultant's discretion. No wood shakes will be allowed. All roof stacks must be enclosed and/or finished to compliment the roof colour and exterior finish detail.

- Approved roofing colours will be black, brown, or grey tones only
- Rainwater leaders and soffits shall match or compliment the approved trim colour
- All roof hardware (vents, stacks, flashing, etc.) must be painted to match the colour of the roofing material. Unfinished galvanized flashing will not be permitted

7.2.2 Primary Wall Materials

Vinyl siding (standard profile only), Composite Siding, Smooth-Finish Acrylic Stucco – Other materials to be reviewed upon request. Stucco in a standard, knock-down finish will not be permitted. Acrylic stucco may be used on a limited basis and must be used with a variety of upgraded secondary materials to provide contrast in material and texture.

7.2.3 Secondary Wall Materials

Builders are to consult the style guides to determine suitable options, but in general, permissible secondary materials are:

- Style – suited masonry and brick
- Board and batten (vinyl or composite)
- Stucco (smooth finish acrylic)
- Panels – composite, metal, alternate materials as requested. Crezone is not permitted
- Straight – edge shakes – composite or vinyl – cedar shakes are not permitted
- Metal wood – tone products, wood grain siding

- Corrugated Steel, metal siding and panels
- Other materials as requested

7.3 Material Implementation

Materials and colour schemes are to include at least one of the following: Premium vinyl, style-appropriate brick or masonry, simulated wood grain siding, or a significant amount of secondary material. Homes which are primarily clad in vinyl materials will require additional design considerations which may include the following:

- Increased articulation or massing requirements
- Significant amount of secondary wall materials in bold, contrasting colours
- Additional detailing

PLEASE NOTE: All material and trim returns will be a minimum 2'-0".

7.4 Exterior Colours

Concorde in the Orchards will provide a distinct architectural theme and will not rely on dark vinyl siding with cultured stone accents. Standard vinyl siding will be acceptable on strong designs with a substantial amount of secondary material and detailing.

- Colours will not be duplicated on adjacent lots or directly across the street
- All exterior colour schemes will be approved on a lot-by-lot basis and the Architectural Consultant reserves the right to approve or disapprove any colour scheme. A predominance of one colour or colour palette within a street will not be permitted

7.5 Masonry

Masonry will be accepted as a premium secondary on all homes and must be designed to properly enhance exposed elevations.

- Masonry is to be applied in a manner that is suitable to the architectural style
- Stone and trim detailing must be returned a minimum of 24" at side elevations or to an appropriate termination point as dictated by the design
- Masonry may not be required but if not incorporated into a design, the design must include a significant amount of a premium secondary material and additional detailing in accordance with the architectural style
- Masonry is to be finished within 2" of grade. The builder is recommended to follow manufacturer's best practices for installation near grade, which may include a partial mix or full thin set adhesive

Approved masonry products are:

- Brick
- Manufactured or Natural stone with ashlar or structured courses. Panelled systems with obvious repeat patterns will not be accepted and will be requested to be removed if found installed

7.6 Trim, Fascia, and Soffits

- Trim must sit proud of the wall material they are designed within
- When trim is used on a stone wall, the trim must be built out at least 1/2" proud of the stone. Fascia must be a minimum of 8" in height and is to be constructed with smartboard (or approved alternative) for any open gables, or fascia not concealed by eavestrough on exposed elevations. All other fascia may be 6" in height and finished in aluminum
- Strong modern elevations with limited trim may be considered at the discretion of the Architectural Consultant

7.7 Buttress Walls

Extended wall projections common in the Nordic style must be finished in a manner that provides for a consistent and strong detail in the community. The following will be expected:

- Fascia on the upper gable and exterior walls must be composite smartboard
- All components of the buttress wall – including interior and exterior wrap – must be finished in the same colour and material as the gable to create a continuous, monochromatic, and uniform detail
- Soffit may be aluminum but must be a colour match to the buttress wall
- Buttress walls must project a minimum of 1' (extended further is recommended)
- Buttress walls must be a minimum 8" wide (wider is recommended)
- Materials must return full to interior wall face and must wrap to the exterior the distance equal to the projection of the buttress wall. (Ex. If the buttress wall projects 1', wrap to the exterior must be a minimum of 1')



7.8 Roofing

The roof lines on any unit must be consistent and complementary to the total house design. Minimum roof pitch and roof overhangs are as per each style. Reduced overhangs may be allowed if they are proportionate to the design of the home at the discretion of the Architectural Consultant. The minimum fascia size will be 8". Some house types may require a steeper roof pitch to accommodate the streetscape.

Chimneys and flues must be contained within a built-out chase, finished in a style consistent with the home design.

7.9 Windows

Window style should demonstrate a consistent design that enhances the overall architecture of the house.

- Exposed elevation windows shall be of significant size and demonstrate adequate detailing appropriate for the overall composition of the front elevation
- Adequate window detailing such as window shutters, composite architectural trim, SDL's, etc. are required on all exposed elevations
- Window and door trims may be replaced by slender modern trims and flashings at the discretion of the Architectural Consultant

7.10 Main Entry

The main entrance of the home should create a welcoming environment and be a prominent feature on the front façade of the home. Ensuring that front entrances present themselves to the street in some manner is a critical aspect of a home's design. Some elements to consider when designing the front entry are:

- The entrance design should represent the architectural style and be properly proportioned to the overall massing of the home. All entrances will be covered at a level that encloses and protects the space at the first level or a height proportionate to the design
- The front door design is to suit the architectural style of the home

7.11 Entry Doors

Entry doors are to compliment the architectural style of the home and should stand as a primary element of the front elevation. Entry doors cannot be painted white – and are preferred to accent the primary colours of the house.

7.12 Front Steps

Front steps are required to be constructed of concrete and should have a minimum 5' porch depth if space permits. Upgraded decorative finishes for the steps and sidewalk are encouraged. Alternative materials may be approved at the discretion of the consultant if the materials are high quality and match the design of the home.

7.13 Railing

Railing will be required as per the Alberta Building Code. Front porches and rear decks should have railings in a style to match the architectural theme. Depending on architectural style, acceptable railing materials include:

- Aluminum
- Wrought Iron
- Glass Panel

PLEASE NOTE: Wood railings are not permitted.

7.14 Exterior Address Plaque

A standardized address plaque is required for all homes in the community. The address plaque design is determined by the Developer and instructions will be provided to the Builder for ordering of the plaques.

7.15 Exterior Lighting

A minimum of three (3) recessed lights are required for the exterior lighting of the garage and front entry. Lighting of upper masses is also encouraged. All light fixtures shall complement the architectural style of the home. Flood lights will not be permitted.



8.0 LANDSCAPING

8.1 Landscaping

Landscaping is an integral feature to every part of the site and can speak to the vibrancy and quality of a development. Landscaping design should tie the entire site together, define entryways and pathways, identify private space, and buffer parking garages and less desirable views. It is the responsibility of the homeowner to landscape the front yard and the rear yards of all high visibility lots. 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 eco-scaping proposals shall include a minimum of 50% sod and must be approved by the Architectural Consultant. Xeriscape designs will be considered but only with adequate supplemental planting to ensure that the absence of sod doesn't present a sparse landscape
- All High Visibility Lots (backing on to a public amenity) will require the rear yard to be 100% landscaped. In addition to sod, it is encouraged to bring in some eco-scaping features
- Synthetic grass may be permitted but samples must be submitted to Architectural Consultant for approval



8.2 Minimum Requirements

The minimum landscape standard for all lots shall consist of sod, 1 tree and a prepared shrub bed containing at least six shrubs. Additional requirements are as follows:

- Rear yard of all high visibility lots will require sod and one additional tree
- The minimum deciduous tree shall be 50mm caliper for front or rear – measured 6" above ground. The minimum coniferous tree (spruce or pine) must be a minimum 2m tall
- Shrubs shall be a minimum 2-gallon size
- A prepared bed is defined by edging (landscaping vinyl, brick, concrete, etc.) and must be well defined as part of the landscaping design. Sod is not permitted to exceed 75% of the landscaping area – to ensure the presence of planting beds

9.0 ADDITIONAL REQUIREMENTS

Nothing herein contained shall be construed or implied as imposing on the Developer, its agents or employees, any liability in the event of non-compliance with or non-fulfillment of any of the terms, restrictions and benefits set forth herein, and no liability or responsibility whatsoever shall be incurred by the Developer, its agents, or employees, in the performance or non-performance of their rights and obligations herein.

9.1 Accessory Buildings

The side wall elevations of all ancillary buildings and garden sheds shall not extend higher than adjacent fencing. Where visible from a public adjacency (i.e. all perimeter 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.

9.2 Environmental Initiatives

The Developer encourages green building practices and environmental initiatives at Concorde in the Orchards . In addition to the requirements of The City of Edmonton Land Use Bylaw, the following recommendations apply:

- Rain Barrels are encouraged, provided they are located on the sides of the homes only. All rain barrels should be of an Earth tone colour
- Drainage from roof downspouts shall discharge on soft landscaping and not on hard impervious surface
- Solar collectors are encouraged and may be black in colour only
- Compost bins will only be permitted in rear or side yards. For homes that back onto open space, compost bins will only be permitted inside yards. Compost bins are to be made from prefinished materials, not unfinished wood. All compost bins will require a gravel base or concrete pad, so they are not resting directly on the lawn area
- Electricity generation using small wind turbines is not permitted unless approved by the Architectural Consultant or the Developer
- Greenhouses will be permitted provided they are professionally designed and built, and the plans must be approved by the Architectural Consultant or the Developer

9.3 Satellite Dishes

- Satellite dishes are allowed, provided the dish size does not exceed 24” inches in diameter and the location of the dish is concealed to minimize visual impact
- Notwithstanding the above, the Representative reserves the right to reject any installation if deemed inappropriate

9.4 Air Conditioning Units

Central air conditioning or other mechanical hardware must be located where they are not visible from the street and should be screened when possible.

9.5 Recreation and Commercial Vehicles/Equipment

Recreational vehicles and commercial vehicles shall not be parked in front of a home for any reason other than loading and unloading. When RVs are parked on site they must be parked on the side of the home and be properly screened from the street. Wood screen fence is an acceptable screening mechanism but may only be used alongside the house. RV parking will not be permitted within any rear yard.

9.6 Fencing

Any homeowner installed fencing to match the developer prescribed fencing in style and colour. Please see the attached fence detail schematic for further information – located as an appendix in the back of this document.

10.0 APPROVAL PROCESS

All submissions for architectural approval will be submitted online through the Streetscape Lot Management System. Access to Streetscape is available by invitation only and every user on the system must belong to a Group. There are several types of Groups on Streetscape, each with their own special set of features and view of information. Some types of Groups include:

- Builder
- Developer
- Consultant

If your Group is already setup, then you are ready to Request Access. If you don't yet have a Group – then you can contact us directly to have one setup and request the orientation package.

- Go Package: Basic Orientation
- **Streetscape for Builders**

Contact information can be found online at www.e2.associates or in the directory found on page 25 of this document.

10.1 Portfolio Review

The Portfolio Review service provides a path for the builder to have a pre-approved inventory of housing products to be distributed to sales teams – allowing for efficiency, cost-certainty, and a more streamlined approach to getting final approval.

How it works:

Prior to committing to the purchase of any lots within the community the purchaser/builder is encouraged to submit examples of their product line and exterior designs to the consultant for review to determine the compatibility of the builder's product with the architectural vision and guidelines for the community. Utilizing the PortfolioPLUS module within the Streetscape Lot Management System the builder can submit either preliminary sketches or complete working drawings to receive individual, general comments on the suitability of each of their proposed elevations.

Minimum Requirements:

While the builder is encouraged to submit as much information as possible – the minimum requirements necessary to complete this type of review are:

- A front elevation paired with a floor plan/foundation plan done to the specified scale showing all exterior dimensions.

PLEASE NOTE: Portfolio Reviews are available for a fee of \$175 per model, billed directly to the applicant.

10.2 Preliminary Submission

The pre-approval process allows the builder to initiate the sales process or spec home build without finalized information and is the most efficient way to gain approval. The developer strongly recommends that preliminary approval submissions be made for each lot to avoid the unnecessary expense of revised drawings and/or client disappointment.

How it works:

Builders submit for pre-approval as a pre-approval request in Streetscape. An architectural coordinator will review the product with reference to the published Architectural Guidelines ensuring that:

- Submitted house design is acceptable for the lot and meets all requirements – elevation suitability, repetition concerns, adequate level of interest and detailing
- Footprint of the house is suitable for the lot and meets all requirements – house size, width, massing considerations and setback requirements

Minimum Requirements:

While the builder is encouraged to submit as much information as possible – the minimum requirements necessary to complete this type of review are:

- A Portfolio approved model name (indicated on the request form)– OR
- A front elevation paired with a floor plan/foundation plan done to the specified scale showing all exterior dimensions



A preliminary review will be published on Streetscape – including working drawings, preliminary siting, and a colour form (if requested) – identifying clearly what will be expected to gain final approval. This will be presented in the form of design comments, suggested revisions, siting/grading comments, and any material or colour comments (if submitted as part of the review) Builder is required to address these comments (or provide alternative solutions) and re-submit for final approval.

10.3 Final Application

With reference to the preliminary review, the Purchaser shall submit online the following to the Architectural Consultant for final approval – Professionally drawn working drawings in pdf format:

- FULL WORKING DRAWING SET (All 4 elevations, floor plans, foundation plans, cross-section)
- Plot Plan complete with proposed grades
- Final Approval–Form – completed with materials and colours

To ensure that Builders/purchasers can proceed to the next steps, submissions requiring minor modifications/revisions may be completed as a Final Approval (with Conditions) with **required changes** identified as a condition for the approval. Drawings may be re-uploaded onto the lot record, but the builder has the option of proceeding with the marked up (and stamped) drawings. Submissions coming straight to final that require more consequential changes will be sent back to the builder and dropped to a pre-approval (pending revisions and re-upload for final approval).

PLEASE NOTE: Upon return of “the Architectural Approval” the Purchaser is responsible for checking all information including the approved plans, plot plans, grades and final approval form and contacting the consultant with any concerns or discrepancies.

10.4 Plot Plan

Plot plans and stakeout must be carried out by a qualified surveyor only.

Plot plans must include the following:

- Scale 1:200 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

NOTE: Upon return of “the Architectural Approval” the Builder is responsible for checking all information including the approved plans, plot plans, grades and final approval form and contacting the consultant with any concerns or discrepancies.

10.5 Surveyor Stakeout

When the approved plans are finalized and approved by the Architectural Consultant, the Builder may proceed to stakeout the property. A footing grade check is required, and an electronic request is made to the developer via the Streetscape software.

10.6 Revisions

The Purchaser shall contact the Design Consultant through Streetscape and obtain written approval for any revisions to the architectural approval before the revisions are applied. Charges for revisions after Final Approval are subject to a **fee charged directly to the builder**.

10.7 Final Inspection

Upon completion of the house, the builder will submit an approved, stamped, grading certificate and the municipal letter of acceptance from the City of Edmonton to initiate a Final Inspection of the home (including landscaping). Homes must be fully complete with all seasonal work done and driveway installed. To initiate an architectural inspection, the following must be completed:

- Construction completed, exterior and landscaping completed in accordance with these guidelines AND as per the house plan approval
- Final grading completed
- Final grading certificates and approved grading inspection report
- Water valve exposed and marked
- Sidewalks, street, gutter, and curbs in clean condition
- Electronic photo inspection request to E2 & Associates to facilitate the architectural and landscape inspection. The request must include the final grade certificate and the Municipal Letter of Acceptance
- Architectural Compliance Application sent to E2 & Associates

PLEASE NOTE: Landscaping and Architectural Inspection determinations are conducted concurrently – both are required to be consolidated into one inspection request.

10.8 Photo Inspection Requirements

Photos inspection requests can be made through Streetscape once the following has been reviewed and completed:

- Construction and exterior (including landscaping) are complete in accordance with these guidelines AND as per the house plan approval
- Grading certificates and approved grading inspection report provided

Builder is to request photo inspection via Streetscape and upload required photos. To assist with required scope of photo inspection, additional resources (success guides) will be provided to the builder and located in the Streetscape Library along with all other required forms and policy documents. The following is a summary of what would be required in a photo inspection request:

- Clear colour photos of relevant elevations (in their entirety) – exterior elevation design as per approved building plans. Multiple photos will be required
- Exterior materials and finishings should be visible
- All high exposure elevations (in addition to the front, if required)
- Viable landscaping installation as per published landscaping standards
- All construction is to be completed and all architectural components visible (garage door in its closed position, front door visible, entry steps)
- Address plaque (to verify location)

Once the final inspection is complete, a report will be published on Streetscape (which will notify all parties involved). If the inspection result is not that of compliance, the Builder will be notified of any submission, architectural and/or landscaping deficiencies and will be given a time frame in which to correct the deficiencies. Deficiencies which cannot be easily remedied will be clearly identified, and the next steps will be outlined in the inspection report.

Any questions/concerns regarding process/requirements can be handled by contacting our support team at support@e2.associates.

11.0 CONSTRUCTION REGULATIONS

11.1 Material and Equipment Storage

- Builders will be allowed to store their materials and equipment on site during construction but may not store on adjacent or any other home sites
- Items stored must be stored in an organized manner and must be covered to ensure site cleanliness
- Builders must ensure that they do not trespass or disturb any other properties
- Cleaning of paint, solvents, stains, etc. will not be permitted on site
- Concrete trucks may not clean chutes anywhere on site

11.2 Use of Site

- Construction debris and waste must be contained on site each day and removed at the end of the project. Each lot is required to have a dedicated waste bin during construction
- Debris may not be burned, dumped, or buried anywhere on site at any time
- Site damage (curbs, site furniture, sidewalks, roadways, vegetation) will be charged to the responsible Builder
- Should a site not be maintained as per these guidelines, the Developer reserves the right to rectify any deficiencies at the cost of the responsible Builder
- The builder shall take all necessary measures to prevent the tracking of sediment and mud onto the public right-of-way. The builder is required to clean any sediment and mud on the right-of-way in front of their lot
- The builder is to supply portable toilet facilities on site and maintain accordingly

11.3 Vehicles and Parking

Utility trailers, etc. may be parked on site only during the time of construction. These are parked at the risk of the Builder.

11.4 Other Notes

- Vegetation material, topsoil, or similar materials may not be dumped on site
- Changing oil on any equipment or vehicles is not permitted on site
- Alcohol and drugs are always prohibited on site
- Erosion control is the responsibility of the Builder during construction
- Builders are to ensure that sites are only accessed via the provided entries

12.0 DISCRETION

Notwithstanding anything set out in these guidelines, the Developer, Avillia Developments and Architectural Consultant may apply their respective judgments when considering and approving anything regulated or controlled by these guidelines.

In so doing, the Developer and the Architectural Consultant may provide waivers of or relaxations to any matter set out in these guidelines in their sole and absolute unfettered discretion.

12.1 No Right to Enforce

Only the Developer may enforce the guidelines. No purchaser of a lot in Concorde in the Orchards may enforce these guidelines.

12.2 Right to Amend

The Developer may amend these guidelines as it sees fit in its sole and absolute unfettered discretion.

12.3 No Trespassing

No person shall infringe upon, excavate, destroy, paint, fill in, cut, remove, or tamper with any lot in Concorde in the Orchards that is not their own. If done so the Developer has full right to take legal action for relief of any violation.

CONTACTS

Developer: Avillia Developments Ltd.

Suite 328 14127 23 Avenue, Edmonton, Alberta T6R 0G4

Contact: Eleni Shaver

Phone: (780) 435-1388

Email: mail@avillia.com

Engineers: Stantec

10220 103 Avenue NW, Suite 300

Edmonton AB T5J 0K4

Contact: Nathan Eriksson

Phone: 780-917-7000

Architectural Consultant: E2 + Associates

Phone: (403) 256-5123

Website: www.e2.associates

support@e2.associates

Surveyor: Stantec

10220 103 Avenue NW, Suite 300

Edmonton AB T5J 0K4

Contact: Joel Corcoran

Phone: 780-917-7000

Solicitor: TBD

Geotechnical Consultants: J.R Paine & Associates Ltd

17505 – 106 Avenue, Edmonton, Alberta T5S 1E7

Phone: (780) 489-0700

Fax: (780) 489-0800

Appendix A – Fencing Details