

Crystallina Vita Neighbourhood

Stage 1 Architectural Controls - DRAFT

INTRODUCTION

The intent of these guidelines is to provide the framework for an attractive community environment by outlining the opportunities and constraints of building. These guidelines are the general standard of development in the Subdivision. A pleasant visual appearance is achieved by ensuring compatibility among homes and integration of the community into the natural landscape. Each dwelling should be somewhat distinct, and the transition from one house to another should be gradual, to avoid sudden changes in height, form and exterior finish.

It is the responsibility of the purchaser to ensure compliance with all statutory regulations, by-laws, building codes, restrictions or other regulations of municipal, provincial and/or federal authorities. Conformity with these guidelines does not supersede the required approval process of the [City of Edmonton](#).

The Developer shall reserve the right to accept, reject, or require modification of any plans for any reason if, in their judgment, the Developer believes that the proposed plans contravene the intent of this policy. The enforcement, administration and interpretation of these guidelines shall be at the discretion of Strata or its' designated consultant. The unfettered application of these guidelines shall be without notice or precedent. These guidelines may be altered, amended or varied by the Developer at its' sole and absolute discretion, and without any prior notice.

The character of the Nouveau will be defined by a mix of architectural styles including: Contemporary, Modern, Prairie, Craftsman, Colonial, and Tudor (as achieved by details associated with architectural components of these styles).

ARCHITECTURAL STYLES

The homes throughout **Crystallina Vita** will embrace popular North American architectural styles.

Homes will utilize design features that are characteristic of but not limited to the following styles of architecture:

Contemporary



Prairie



Modern



Colonial



Craftsman



Tudor



GENERAL DESIGN

The exteriors of homes in Crystallina Vita will incorporate appropriate rooflines, entry treatments, window treatments and decorative features of the architectural style it portrays. Homes may utilize characteristics of more than one architectural style if used in a complementary manner.

Decorative features and window types used on the front of a house are to be complimentary on all four elevations where possible (front and back where code prohibits side windows) to achieve a pleasing exterior design.

MINIMUM HOUSE WIDTH

Minimum house widths will be as follows:

RSL Lots will have a minimum house width of 20 ft. for all lots. When the house width is less than the pocket defined, the developer may ask for the pocket to be filled by offsetting the garage for the sake of consistent visual massing.

RPL Lots will have a minimum house width of 18 feet. A home must meet the minimum house width on all levels through a minimum of half the depth of the home.

The Developer (or their Architectural Consultant) will review and approve or reject homes that may or may not meet the minimum size or width requirements based upon utilization of the lot and massing of the home, in its discretion.

MAXIMUM BUILDING HEIGHT

The maximum building height will be established by the by-law requirements of the City of Edmonton.

BUILDING SETBACKS

Minimum building setbacks will be required along each street with increased setbacks as necessary due to lot constraints.

Minimum building setback are as follows:

- RSL will be 6.0m from the front property line
- RPL will be 4.5m from the front property line

DRIVEWAYS

The developer will predetermine driveways locations. Changes to the proposed driveway locations

must be reviewed and approved by the developer at the preliminary review stage. Where possible, driveways are to be no wider than the width of the garage. Driveway material is to be broom finish concrete at minimum.

GARAGES

- Front drive garages are required on some lots and not permitted on other lots (where a lane is present at the rear of the lot).
- On lots where front drive garages are not permitted (where a lane is present at the rear of the lot) rear drive garages are permitted on an optional basis on certain lots and required to be built in conjunction with construction of the home on other lots. (ie: corner lots).
- Garage locations will be as shown on the subdivision plan.
- Where double car front drive garages are built, the minimum width shall be 18 ft.
- Garage door heights shall be a maximum of 8'-0" in height and shall be adjusted to minimize the distance (not greater than 20") space from the top of the door to the underside of the soffit above (minimize the distance above the garage door).
- Garage Doors must be painted to match the house colour or the predominant accent / trim colour.

ACCESSORY BUILDINGS

- Where visible from a public adjacency, accessory buildings should be consistent in style, finish and color with the house.

SIGNAGE

- No other signage other than a name and phone number will be permitted by non-showhome builders. Violators' signs will be removed at their expense.

EXCAVATED MATERIAL

- No material removed from the lot shall be placed on any adjacent land or any land belonging to the Developer. The Purchaser is responsible for the disposal of surplus material.

EXTERIOR MATERIALS

A variety of exterior materials are preferred in **Crystallina Vita**. The exterior material used on a home be suitable to the architectural style and portray an element of quality. The review of the exterior design, the materials and colours used will be as a comprehensive effect and not as a collection of individual elements.

Materials are to be consistent on all four elevations. Facades of one material combined with elevations of another material will not be acceptable. Materials that may be considered include the following:

Walls

- Stucco
- Siding – vinyl, aluminum or hardboard/ Hardi-plank
- The use of Masonry (brick, stone or an approved manufactured masonry product) will be encouraged on most homes in **Crystallina Vita**.
- Other materials will be considered on an as requested basis.

Roofing

- Asphalt Shingles

Trim

- Trims must be generally in keeping with the period style.

- Exterior trims to be considered are aluminum, smartboard, cement board, hardboard, stoneware or acrylic stucco.
- Aluminum soffit and rainwear in one colour will be accepted. However, the colour must complement the overall colour scheme of the home.
- All open gables should receive special attention with shadow boards or other suitable treatments.
- Decorative treatments such as banding shall be returned around corners to a finishing point determined by the Architectural Consultant.

Foundation walls

- Foundation walls are to be fully finished in an appropriate manner for the architectural style.
- Parging on the front of all homes must not exceed 1 foot from landscaped grades and 2 feet on all other elevations, to a minimum distance of the front 1/3 of the house length.
- On corner lots the parging on side elevations must not exceed 2 feet through the entire length of the flankage side of the lot.

Masonry

- Masonry finishes and features are to be designed as an integral part of the overall exterior.
- Masonry should be present on each side of the home that has significant exposure to view.
- Acceptable masonry facing materials include natural or cultured stone, brick in solid colours and stoneware.
- All masonry is to be returned a minimum of 20 inches around corners

COLOURS

A variety of exterior colours will be encouraged throughout **Crystallina Vita**. The focus will be on well-coordinated, attractive colour schemes that enhance the Architectural style.

- Repetition - Repetition of the colour schemes must be avoided in close proximity. Repetition of individual colours will be at the discretion of the

Approval Committee based on variety provided in overall home style or detailing.

- Roofing - Asphalt shingles in darker shades of brown, grey and black will be acceptable throughout **Crystallina Vita**.
- Wall colours - A variety of wall colours will be permitted throughout **Crystallina Vita**.
- Trims - Aluminum soffit and rainwear in one colour will be accepted. However, the colour must complement the overall colour scheme of the home. The use of strong, brighter colours must be limited to small accent areas only.
- Garage Doors - The colour of the garage door must match the main house colour. the trim colour or may be a complementary wood stain provided there are other wood accents on the home (ie - wood beams, brackets, front door).

VARIETY/REPETITION

Houses that have similar exterior design are to be avoided in close proximity to one another. Repetition is to be limited, and separation between similar designs will vary depending upon market segmentation at the Developer's sole discretion. The general guideline for repetition will be:

- Exteriors of the same or very similar design may be repeated with a minimum of two lots in between on the same side of the street or across the street.
- Builders will be required to submit an alternate elevation or provide significant changes to an exterior in order to build within closer proximity.
- Variations in materials and colours will be considered in the overall appearance of the exterior but will not be acceptable changes on their own.

To be considered different, an alternate elevation must reflect a minimum of five (5) substantial modifications as listed below:

- Front door style
- Vertical siding / shakes / board & batten / crezon panels
- Roof lines (main or garage & entry)

- Brick / stone
- Gables
- Garage door (full top row glass panels vs. no glass panels)
- Post / pillar details (finish / shape)
- Locations of window(s)
- Any two (2) of the following will count as a single modification:
 - Brackets
 - Vertical trim/battens
 - Louvers (minimum 2)
 - Garage door battens
 - Window trim style (flat/sill)
 - Keystones (minimum 2)
 - Window grills
 - Shutters

HIGH EXPOSURE LOCATIONS

Homes on high exposure lots require detailing on the exposed elevations similar to that used on the front elevation. Similar treatments to those used on the front elevation are to continue the overall theme of the homes exterior along the flankage side elevation and/or the rear elevation. Exposed rear elevations are to have considerable interest and articulation of the wall faces.

All exposed elevations are to be completely finished at the time of construction including all decks or porches. All vertical surfaces of decks and porches (trim joists, skirting, railings stringers and risers) must be painted to match either the house or trim colour.

CORNER LOTS

- Corner lots are considered to be of high exposure and require special considerations.
- Low profile homes are preferred on corner lots. Rooflines along the exposed flankage side of the lot are to be kept low in profile on all 2 story and bi-level homes.

- Additional treatment is required on the exposed flankage side of the home. This will include box-outs, additional or larger windows, battens and trim details, alternate material detailing etc. the side elevation must utilize similar treatments as those on the front elevation.
- On bi-level homes, stepped down decks are required to be built at the time of home construction.
- Raised decks are not permitted.

WALKOUT BASEMENTS

- Design treatment on rear elevation is to be consistent with the front elevation.
- Walkout basement designs must avoid a three-story appearance.
- Variation in wall planes, dormers, decks, roof lines and/or details of substantial proportions will be some of the architectural measures applied to these settings.
- The distance from grade to the first substantial eave line will not exceed 20'.
- Decks on walkout homes backing onto a park or Storm Water Management Facility must be constructed concurrently with the home.

Should a Builder decide to force a walkout or partial walkout on a lot not designated as such the same requirements for rear detail and deck will be applied as noted above. All costs associated with or a result of forcing the walkout or partial will be the sole responsibility of the Builder

HIGH VISIBLY REAR ELEVATION

Highly visible rear elevations such as those backing collector roads, parks, school site, trails etc. will require trim consistent with the front elevation, with 4" trim surrounds being the minimum for doors and windows. If there is Developer supplied wood screen or sound fencing at the back of the lot, then treatment will only be required on windows and doors visible above the fence.

If a deck is indicated on the drawings or plot plan for a lot considered highly visible then the deck must be constructed concurrently with home.

ROOFS

Roof form is a key element in defining an architectural style. Utilizing a variety of roof heights and other architectural features such as dormers and broken up ridgelines will enhance each homes street presence.

- Roof pitches are to be suitable to the architectural style.
- Minimum roof pitches are 5/12 for all homes excepting bungalows where the minimum is 6/12.
- The use of dormers and other roofline elements are encouraged on their appropriate styles.
- The distance above the garage door to the under eave is to be minimized. (max. 20" preferred)

MAIN ENTRANCE

- The main entrance of the home should be a prominent feature on the front façade. Front entrances should present themselves to the street and be highly visible.
- The entrance design should represent the architectural style and be properly proportioned to the overall massing of the home.
- Front porches are encouraged where they suit the architectural style of a home.
- Front porches and all front entrances must feature solid risers on the stairs leading to them.
- All porches, front entrances and stair risers must be finished and stained or painted to match the approved colour scheme of the home.
- Precast steps will be approved.

WINDOWS

Design features to consider when choosing windows:

- Windows are suitable for the architectural style.
- Windows are sized to suit the wall space available.

- Segmented windows or window grills appropriate to the architectural style are included.
- Windows are trimmed out with battens, shutters or other details on all high exposure locations.
- Additional windows may be required on high exposure elevations and all windows are to match those on the front elevation.
- Windows are to be deepened to fill the space above garage roofs if grading requires garage to be dropped.

LANDSCAPING REQUIEMENTS

A landscaping package for the front yard of each lot will include a minimum of one tree and full sod on front yard, and to the curbs on the roadway. The tree shall be at least 1 ½" caliper for deciduous trees and 1.8 m. (6 ft.) in height for evergreen trees. In lieu of sod, homeowners can use any combination of artificial turf, decorative rock, and mulch as finished landscaping treatments. The landscaping must be completed within 120 days of the first June following the home being substantially completed. Seasonal deficiencies will be accepted if late fall or winter construction occupancy occurs. Completion of the landscaping forms part of the final acceptance requirements.

ALTERNATE LANDSCAPING (Low Water Use)

Proposals for alternate landscaping of the front yard (low maintenance, low water use) will be considered on an individual basis if it can be demonstrated that the alternate plan meets the objective of these guidelines, to achieve greenery in all front yards within the neighbourhood. Research into types of shrubs and trees suited for Xeriscaping should be done as not all are suitable for this type of landscaping.

The use of hard surface landscaping rather than sod will require the planting of additional trees and extensive shrubbery, to visually soften the hard surface and achieve greenery. It is strongly suggested that black and grey rock be avoided.

Submission of a detailed plan for approval, prior to landscaping construction will be required. Plan should include location, number and size of actual shrubs and trees being planted. If mulch or rock is being used, include color and in the case of rock, the size. Shrubs are to be a minimum of 18" in height or spread.

GRADING/DRAINAGE

The purpose of lot grading is to provide good drainage away from buildings for the benefit of property owners. All lots are to be graded in such a way that surface drainage from rainstorms, snowmelt or groundwater is directed away from the buildings and is controlled in a manner that eliminates or minimizes the impact on adjacent properties. Grading must comply with **the City of Edmonton Surface**

Drainage Bylaw and a site plan indicating the lot grading is to be submitted with the Final Approval.

Site plans including lot grading for the Crystallina Vita community are to be completed by Pals Geomatics.

PROCESS OF APPROVAL & HOUSE CONSTRUCTION

The following process will be followed for submissions for architectural approval in **Crystallina Vita**.

Review

The Purchaser shall review all lot information, marketing material and the Guidelines prior to choosing a lot.

Submission Process

All submissions for architectural approval will be submitted via email to courtney@stratadevelopments.ca. Submissions must include:

- A completed architectural form (attached).
- A grading/plot plan
- A full set of drawings showing floor plans and exterior elevations of all sides of the home.

At any time, a preliminary plan or colour choice can be submitted for early review.

This information will be reviewed and returned along with design comments, suggested revisions, material and colour comments and siting requirements if there are any.

The purchaser is to fully review all preliminary information supplied and make all necessary changes to the drawings and final submission information prior to proceeding with final approval.

Site Check

The Purchaser is responsible for checking the site, legal plan of survey, building grade plan, marketing map and title to the Lands for locations of:

- Light standards
- Bus zones
- Fire hydrants
- Utility right of ways or easements for drainage
- Catch basins

- Transformer boxes or utility pull boxes
- Restrictive covenants
- Super mail boxes

or other items which may affect the house design, impact it's siting or the size or location of the driveway and report all problems to the Developer in writing.

Final Approval

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

Revisions

If revisions are required following the Architectural Approval, they must be submitted in writing by email as per the process above. The developer will approve or suggest changes as per the process above.

Building Permit

The Purchaser shall apply for a building permit from the appropriate authority.

Surveyor Stakeout

When the approved plans are finalized and approved by the Developer, the Purchaser may proceed to stakeout the property.

Final lot Inspection

Upon completion of the house, the builder will submit an approved, stamped, grading certificate from the **City of Edmonton** to the consultant to initiate a Final Inspection of the home. Homes must be fully complete with all seasonal work done and driveway installed.

DEVELOPER

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CONSULTANTS

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CRYSTALLINA APPLICATION FOR HOUSE PLAN APPROVAL

DATE SUBMITTED FOR APPROVAL: _____

LOT: _____ BLOCK: _____ PLAN: _____

NEW HOME ADDRESS: _____

BUILDER: _____

BUILDER'S ADDRESS: _____

PHONE: _____ FAX: _____

HOUSE TYPE: _____

PROPOSED EXTERIOR

<u>MATERIAL</u>	<u>MANUFACTURER & TYPE</u>	<u>COLOR</u>
SIDING/STUCCO	_____	_____
ROOFING	_____	_____
BRICK/STONWORK	_____	_____
DOOR/WINDOW/TRIM	_____	_____
SHUTTERS	_____	_____
DECORATIVE TRIM	_____	_____
DOORS	_____	_____
GARAGE DOOR	_____	_____

OFFICE USE ONLY:

REVISIONS: _____ _____
APPROVED BY: _____ DATE: _____