

VILLAGES desrochers

Architectural Guidelines



TABLE OF CONTENTS

<u>CONTENT</u>	<u>PAGE</u>
DIRECTORY	3
1.0 INTRODUCTION	4
2.0 ARCHITECTURAL THEME	4
3.0 HOUSE SIZE, MASSING	4
3.1 STREETScape	4
3.2 MINIMUM HOUSE WIDTH	4
4.0 MODEL/STYLE SELECTION	4
5.0 STYLE PROFILES	5
6.0 SITE PLANNING AND GRADING	5
6.1 CONFORMANCE TO GRADING PLAN	5
6.2 PAVING	5
6.3 RISERS AND ENTRY STEPS	5
7.0 REPETITION	7
7.1 SINGLE, FRONT DRIVE AND LANE PRODUCT	7
7.2 DUPLEX AND TOWNHOUSE PRODUCT	7
8.0 SPECIAL DESIGN CONSIDERATIONS	7
8.1 CORNER LOTS	7
8.2A REAR ELEVATION, HIGH VISIBILITY	8
8.2B REAR ELEVATION, MODERATE VISIBILITY	9
8.3 WALK OUT LOTS	9
9.0 DRIVEWAYS, GARAGES, WALKWAYS	10
9.1 FRONT DRIVE GARAGE PRODUCT	10
9.1A DRIVEWAY CONFIGURATION	10
9.1B OVERSIZED GARAGES	10
9.2 OVERHEAD DOORS	10
9.3 GARAGE MASSING	11
9.4 REAR LANE PRODUCT	11
9.4A DETACHED GARAGE	11
9.4B ATTACHED GARAGE	11
9.4C OVERHEAD DOORS	11
9.4D WALKWAY	11
10.0 ROOFING	11
10.1 MATERIALS	11
10.2 STYLE AND SLOPE	11
10.3 OVERHANGS/EAVES	12
10.4 CHIMNEYS	12
10.5 SOLAR PANELS AND SKYLIGHTS	12
11.0 EXTERIOR CLADDING	12
11.1 DETAIL RETURNS	12
11.2 STONE AND BRICK	12
12.0 DEFINING DETAILS AND ENTRANCE TREATMENT	13
13.0 WINDOW STYLES AND PLACEMENT	13
14.0 ACCESSORIES	13
15.0 COLOURS	13
16.0 LANDSCAPING	15
16.1 FRONT YARD MINIMUM REQUIREMENTS	15
16.2 DEPOSIT	15
16.3 CONDITION OF LANDSCAPING	16
17.0 FENCING	16

18.0 ANCILLARY BUILDINGS/GARDEN SHEDS	16
19.0 INTERPRETATION	16
20.0 CITY REGULATION	16
21.0 PLOT PLANS	17
22.0 SUBDIVISION APPEARANCE	17
22.1 SIGNAGE	17
22.2 EXCAVATION MATERIAL	17
22.3 CLEAN UP	17
22.4 CONSTRUCTION ACTIVITY	17
23.0 APPROVAL PROCESS	17
23.1 PRELIMINARY SUBMISSION	17
23.2 FINAL APPLICATION	18
24.0 SECURITY DEPOSIT	18
24.1 SECURITY DEPOSIT RETURN PROCEDURE	18
APPENDIX "A" OVERALL COMMUNITY MAP	20
APPENDIX "B.1" FENCE DETAIL PLAN	21
APPENDIX "B.2" FENCE DETAIL PLAN	22
APPENDIX "C" SOLAR READY REQUIREMENTS	23
APPENDIX "D" STYLE SUMMARY	25
APPENDIX "E" BUNGALOW MODELS	26
APPENDIX "F" CORNER LOT CRITERIA	27

DIRECTORY

Developer:

HV Nine Ltd.

1000, 10104 – 103 Avenue

Edmonton, AB. T5J 0H8

Ph: 780-420-0044 Fax: 780-423-0044

Contact: Chris Nicholas / Madeline Belter

Engineers:

Stantec Consulting

10160 - 112 Street

Edmonton, AB. T5K 2L6

Ph: 780-917-7411 Fax: 780-917-7289

Contact: Kelsey Yarmuch

Architectural Consultant / Applications:

Mercury Group Inc.

#301, 10368 - 82 Avenue NW

Edmonton AB T6E 1Z8

Ph: 780-437-3443

Contact: Stephanie MacMillan / Winona Grosh

Surveyor:

Stantec Geomatics

10160 - 112 Street

Edmonton, AB. T5K 2L6

Ph: 780-917-7000 Fax: 780-917-7289

Contact: Joel Corcoran

Solicitor:

Oshry & Company

#1004, 10104 – 103 Avenue

Edmonton, AB. T5J 0H8

Ph: 780-428-1731 Fax: 780-425-9358

Contact: Karen Oshry

Geotechnical:

J.R. Paine & Associates

17505- 106 Avenue

Edmonton AB T5S 1E7

Ph: 780-489-0700 Fax: 780-489-0800

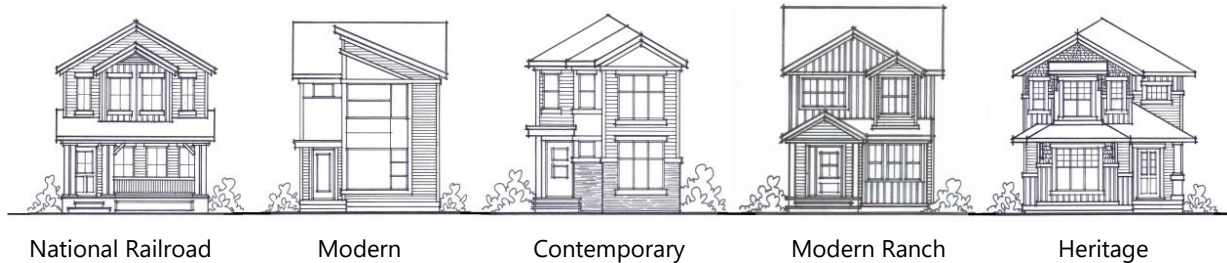
Contact: Rick Evans

1.0 Introduction

The objective of these architectural guidelines is to ensure the highest standard of visual appeal and image, ensuring compatibility and integration within the community. Outlining the opportunities and constraints of building, these guidelines will assist builders, designers, and home buyers in achieving a positive building experience.

2.0 Architectural Theme

The theme of this community is diversity and relaxed styling. Streetscapes will be an eclectic blend of contemporary and classic with five distinctive architectural styles. Encouraging originality and individual expression, style preferences will be selected from Heritage, Modern Ranch, Contemporary, Modern and National Railroad design styles.



3.0 House Size, Massing

3.1 Streetscape

Houses are to have a consistency of mass and volume within the streetscape. As such, house widths and sizes must relate proportionately to the lot width and neighboring houses. Massing, style and setback may be adjusted on a lot to lot basis, to enhance the streetscape. Entranceways will be covered at the first level.

3.2 Minimum House Width

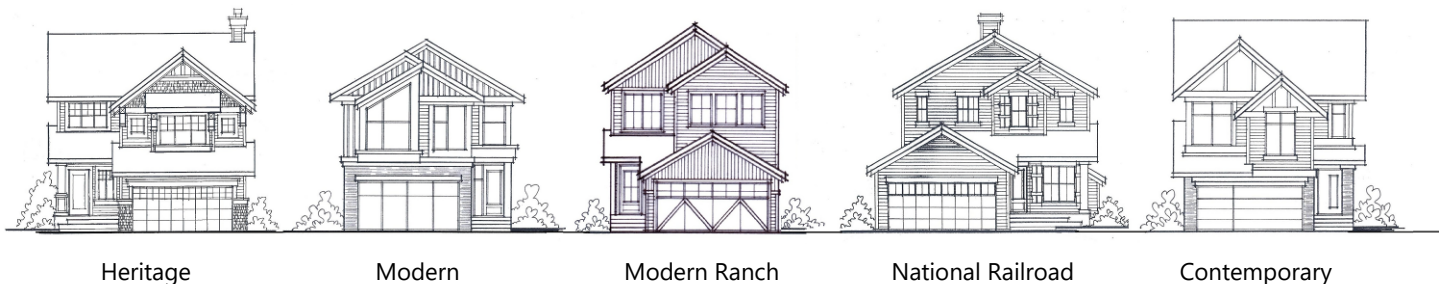
Minimum house width for Front Drive RSL: 22' (without offset of garage).

A garage offset of more than 3' will require extension of the second floor development above to no less or more than 50% of the offset

Homes with an oversized garage (24' + wide) must include articulation in the way of a jog with a separate roofline and front facing window.

4.0 Model/Style Selection

Each builder will market product of no less than three different architectural styles. All homes will be two story or bungalow design.



5.0 Style Profiles



Heritage

- Gabled or hip roofs with inset front facing gables, minimum 5/12 main roof pitch with minimum 8/12 pitch at front facing gables and 1'6" to 24" overhangs
- Massing reflects an articulated façade with variations in plane and roof lines
- Enclosed veranda or porch entrance
- Columns/posts are 6" to 10" metal or panel clad in a wide variety of traditional styles
- Lap profile siding with flat panel, B & B, vertical siding or shakes installed as an additional finish at all visible elevations
- Detailing is decorative and reinforces the styling with 5" to 8" trims
- Windows are vertical in orientation and ample, with 5/8" grills in traditional pattern
- Stone or brick are suited and if installed must be to a minimum height of 5'
- Colors are mid to dark earth tones or historical colors. Fascia and trim must be contrasting in light or dark hues



Modern Ranch

- Gabled roof lines with cottage roofs restricted to garage or entry only. Dutch gables not permitted
- Minimum roof pitch 7/12 with 12" overhangs
- Massing may present a flat façade or include variation in wall plane at the second floor
- Entry is covered at the first level with a shed or cottage roof. An awning style shed may be a feature
- Columns/posts are 6" or 8" metal or panel clad, without collar trims or separate bases
- Lap profile siding with vertical siding (flat panel and shakes are not suited)
- The absence of ornamentation is evident, horizontal and vertical sidings dominate the facade and emphasize the simple lines and even planes. Asymmetric elements may add interest. Openings are trimmed with 3" or 4" surrounds. Gable ends will include 4" shadow band
- Simple window groupings and placements punctuate the style and include a single 5/8" horizontal and vertical grill
- Stone or brick may be applied in panel effect. Stone is suited in 'Stacked' profile only
- Colors are warm dark earth tones and bold historical colors with tonal fascia and trim



Contemporary

- Front facing gables of 8/12 slope will intersect with hip or side facing main gable. Roof slope will be minimum 7/12 for side facing gable and 8/12 for hip, with 12" overhang.
- Secondary roof lines may be shed, hip, or flat
- Unique variations in building form are combined with conventional roof lines for a renewed and vertical presentation. 6" to 12" box outs may be incorporated without a roof line
- Entry is covered at the first level and integrated into the massing
- Columns/posts are 4" to 8" metal or panel, without collar trims or separate bases
- Lap profile siding and at least one alternate finish will be applied to emphasize the staggered façade. Such finishes include stone, brick, longboard, and flat panel.
- Detailing will include simple surrounds or trims at 3" or 4"
- The ratio of window to wall surface is high, with variations in shape, grouping and placement. Windows may be uncluttered by grills or include a single horizontal grill
- Stone or brick may be applied in panel effect, or as a substantial accent
- Colors are warm earth tones with subtle contrasts at fascia and trim



Modern

- Simple shed roofs and front facing gables will intersect gabled or hipped main roof line, dominating the façade. Main roof slopes will be minimum 5/12 with 12" to 1'6" overhangs
- Combination roof forms may be utilized and must be integrated at both the main and upper levels – main roof gable with single slope and/or flat roof, and main roof cottage/hip with flat roof only
- Unique variations in building form may include asymmetric elements, applied in an organized fashion
- Entrances are simple and uncluttered porticos, framed by unique cover
- Lap profile siding is utilized with alternate finishes dominating the front elevation

Finishes include smooth or textured panels, vertical siding, Longboard siding, corrugated aluminum

- Detailing is minimal and may include 3" or 4" trim surrounds
- Windows are expansive with variations in shape and placement, and may include a single horizontal or vertical grill
- Stone or brick may be applied in panel effect or as an accent
- Colors are warm dark earth tones with bold rich contrasts in smooth or reflective finishes.



National Railroad

- Gable roof lines will dominate. Hip roofs may be utilized with intersecting, open gables facing view. Minimum roof slope 7/12 with 12" overhangs
- Massing may present a flat façade or include variation in wall plane at the second floor
- Enclosed veranda or porch entrance with minimum 5' landing depth
- Lap profile siding with vertical siding applied in panel effect or accent. Shakes are discouraged.
- Detailing is simple 6" sill battens with 8" crown trim, extended 2" past frame and 6" shadow bands. A simple angle brace and column style with triangular gable louvers will define the style

- Windows have vertical orientation and may include rectangular or elliptical transoms (rake, half round or octagonal windows will not be permitted)
- Stone and brick may be applied in panel effect or as a substantial accent (5' high with 6" or 8" top trim)
- Brighter colors are encouraged and there must be a strong contrast at the fascia and trim.

6.0 Site Planning and Grading

6.1 Conformance to Grading Plan

Site planning and grading must accommodate the natural slope of the land with variations in grade absorbed within the building mass. The Purchaser shall be responsible for the design, construction and costs of any retaining structures and must ensure design grades and lot drainage is not compromised.

6.2 Parging

Exposed concrete and parging will be restricted to a maximum of 2' at all visible elevations.

6.3 Risers and Entry Steps

The number of risers at the entry steps may be varied by grade and design. Entry steps of more than four risers must be constructed of wood, Composite board or exposed aggregate precast in Dark Brown or Charcoal

The base of wood verandas/porches will be enclosed to grade. Verandas/porches must be painted or stained in a finished state, in a color blending with the cladding or trim. The landing and treads at the veranda/porch may be left in a natural state.

7.0 Repetition

7.1 Single Front Drive and Lane Product

Similar or approximately identical elevations must not be repeated within two lots (XOAX) or directly across the street. To be sited adjacent, homes must be markedly different in all elements.

On lots designated high or moderate visibility, repetition and mirror image must be addressed at both the front and rear elevations.

Streetscapes will be diverse without a predominance of one style. Architectural style repetition will be restricted to adjacent lots (no more than two of the same style in a row)

7.2 Duplex and Townhouse Product

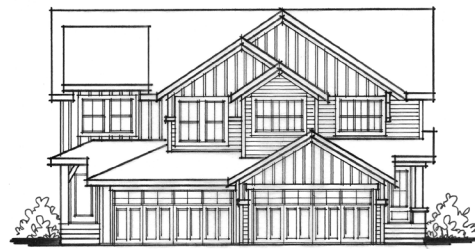
Similar or approximately identical elevations must not be repeated on adjacent lots (XOX) or directly across the street. In addition, duplex and townhouse buildings will be designed to avoid mirror image of units. Variation in wall planes, rooflines, window groupings and finishes are some of the architectural measures that can achieve distinction between units.

On lots designated high visibility, repetition and mirror image must be addressed at both the front and rear elevations.

Streetscapes will be diverse without a predominance of one style. Architectural style repetition will be restricted to adjacent lots (no more than two of the same style in a row)



Duplex 'Modern'



Duplex 'Modern Ranch'

8.0 Special Design Considerations

8.1 Corner Lots

Special design consideration is required, with a higher standard at corner lots on or visible from collector roadways. Flanking side elevations on corner lots must have full front elevation treatment, reflecting appropriate massing, number of openings, detailing, and stylistic distinction consistent with the front elevation. See Appendix "F" for corner lot criteria.

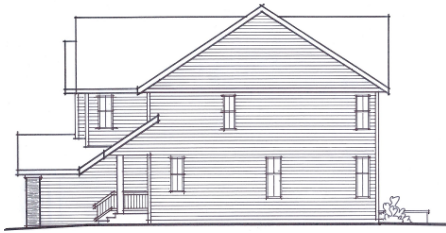
Variation in wall plane is required on all models. Two story models also require substantial roof mass between floors.



Corner Before 'Contemporary'



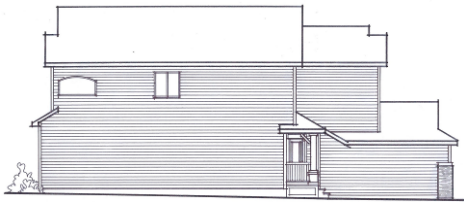
Corner After 'Contemporary'



Corner Before 'Modern Ranch'



Corner After 'Modern Ranch'



Corner Before 'National Railroad'



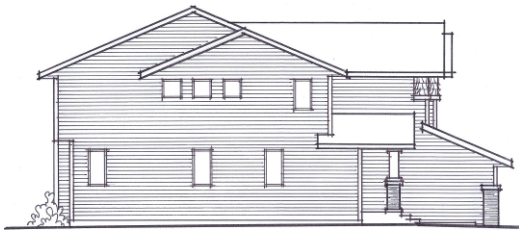
Corner After 'National Railroad'



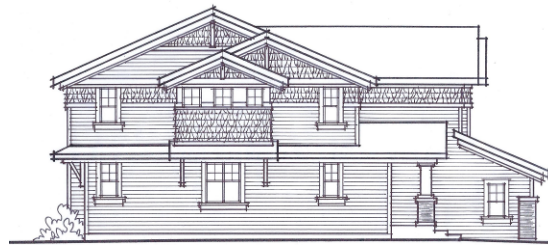
Corner Before 'Modern'



Corner After 'Modern'



Corner Before 'Heritage'



Corner After 'Heritage'

8.2a) Rear Elevation, High Visibility

High visibility rear elevations require special design consideration. Elevations at these locations must reflect stylistic distinction, massing, and detailing consistent with the front elevation. Wall plane must include variation and suitable number of openings. It is encouraged for high visibility rear decks and steps are to be painted/stained in a finished state to blend with the exterior.



Rear Before 'National Railroad'



Rear After 'National Railroad'



Rear Before 'Contemporary'



Rear After 'Contemporary'

8.2b) Rear Elevation, Moderate Visibility

Moderate visibility rear elevations require special consideration at the 2nd floor only. These elevations must reflect stylistic distinction and detailing consistent with the front elevation. Openings of a number and size appropriate to the wall area are required with variation in wall plane and roof line. Second floor cantilevers must be anchored by a roof line or appropriate treatment.

8.3 Walk Out Lots

The rear elevation of these homes must present an integrated building form. A combination of architectural measures will be required to address suitable proportions and diminish massing. Graduated roof lines sloping to view, dormers, decks, detailing and articulated wall planes will be some of these measures. The distance from grade to the first substantial roof line shall not be more than 20'.



Inappropriate walkout



Appropriate walkout 'Heritage'



Inappropriate walkout



Appropriate walkout 'Modern'



Inappropriate walkout



Appropriate walkout 'Modern Ranch'

9.0 Driveways, Garages, Walkways

Driveways and walkways may be constructed of the following materials:

- concrete, broom finish
- stamped and coloured concrete
- exposed aggregate concrete
- concrete pavers, coloured

In all cases where coloured concrete or pavers are used, the colours must be expressly approved at time of application.

The walkway to a house from the public sidewalk, curb or driveway must be at minimum, poured concrete in broom finish, 2'6" wide. Individual patio blocks will not be permitted.

9.1 Front Drive Garage Product

Front drive product will include a one or two car garage as determined by the housing type and located in accordance with the garage location plan.

9.1a) Driveway Configuration

Minimum width of driveway must span the width of the garage, but not exceed the width, where it may then flare to include a walkway to the front and/or rear yard.

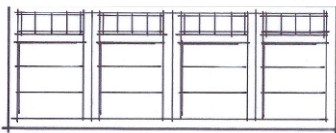
9.1b) Oversized Garages

Oversized (24'+ wide) garages will require articulation in the way of a jog with a separate roofline and front facing window.

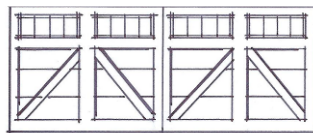
9.2 Overhead Doors

Garage overhead doors will be painted to blend with the exterior and enhance the presentation. Corners of overhead doors must be straight or curved. Angled corners will not be permitted. An upgraded overhead door is required appropriate to style, as illustrated below:

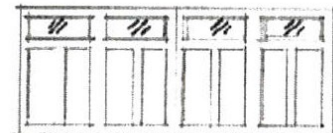
National Railroad, Heritage & Modern Ranch:



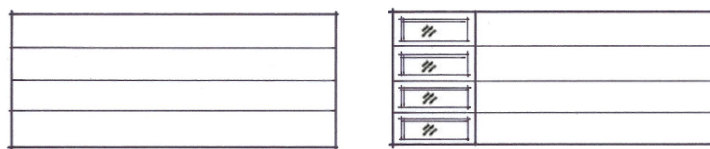
National Railroad & Heritage:



National Railroad & Modern Ranch:



Modern & Contemporary:



9.3 Garage Massing

The area above the attached garage must include a bonus room or some development of the second floor to balance the overall massing.

Homes will be designed to integrate the garage and minimize its appearance while enhancing the mass of the house itself. Some architectural measures that can achieve this are proportionate development of the second floor above the garage and an emphasis on entrance treatment.

For the Heritage, Modern Ranch and National Railroad styles, the development above the garage must provide for roof mass between levels and should not exceed 75% of the garage projection. Models with thoughtfully articulated facades and roof lines may extend to within 4' of the garage front.

For the Contemporary and Modern styles, development of the area above the garage may be pulled forward to be flush or overhanging the garage below. This alteration of scale and massing will include features such as layering of finishes, beam details, pergola framing and bump outs to reorder the scale.

9.4 Rear Lane Product

Lane product will include a concrete parking pad within the rear yard, as determined by product type, and include an electrical power connection.

The parking pad will be provided concurrent with house construction. The approach to the parking pad from the lane must be paved with asphalt or concrete.

9.4a) Detached Garage

Detached garages should be consistent in style, finish and color with the design of the house. It is not necessary to obtain architectural approval prior to constructing a detached garage.

A garage/granny suite may be built, integrated into the building form of the garage, to present an unobtrusive structure. This requires the fascia line be lowered to reduce wall height and incorporate architectural measures such as dormers, to maintain character and suitable proportions. The architectural features of a garage suite must be consistent with the style distinction of the home. Plans for a garage suite are subject to final approval. The application for house plan approval must include drawings for the garage.

9.4b) Attached Garage

A garage and a second story above the garage may be attached as an extension of the home, with thoughtful consideration of massing and proportions.

Attached garage plans and setbacks are subject to preliminary and final approval.

9.4c) Overhead Doors

Overhead doors for rear lane product may be standard design, raised or flat panel in standard white finish or may be painted to blend with exterior color scheme.

9.4d) Walkway

The walkway to a house from the public sidewalk, curb or driveway must be at minimum, poured concrete in broom finish, 2'6" wide. Individual patio blocks will not be permitted.

10.0 Roofing

10.1 Materials

Approved roofing materials include a standard 3 tab shingle in variegated earth tone shades. Architectural shingles may be utilized in the same colors. Green, red, blue, etc. are not considered earth tones.

10.2 Style and Slope

Roof form and slope are specific to architectural style – see style profiles.

10.3 Overhangs/Eaves

Eave overhangs are specific to architectural style as set out in the style profiles, or 12" for zero lot line product Fascia, minimum 6"

Cantilevers and box outs on visible elevations must include a separate roofline and minimum overhang.

10.4 Chimneys

Any flues or chimneys must be contained in a corbelled chase, appropriate to style.

10.5 Solar Panels and Skylights

All homes built in Desrochers Villages **must be constructed "solar ready"** for future installation of solar panels.

Skylights permitted in a flat design, installed inconspicuously.

Solar panels may be installed and placed at the discretion of the builder/homeowner.

See Appendix "C" for detailed Solar Ready Requirements.

11.0 Exterior Cladding

Siding in Traditional or Bevel profile only will be utilized. Stucco as the ambient finish is not permitted.

Appropriate Siding profile:



All homes will include an additional finish at the front and high visibility elevations.

Appropriate to design, this finish will be applied to enhance and reinforce the styling. Materials will include but are not limited to:

- Smooth or textured flat panel
- Stucco panels
- Vertical Siding
- Board and Batten
- Decorative shakes
- Corrugated Aluminum
- Cedar or metal longboard siding

These additional finishes may be a tone of the ambient siding or highlighted by a contrasting color, appropriate to style.

11.1 Detail Returns

All trim, accent siding and masonry details must be returned 24" at side elevations

11.2 Stone and Brick

Brick or stone profile and application will be design appropriate – see style profiles.

The following are examples of style appropriate profiles in Eldorado:

- Heritage – Mountain Ledge, Shadow Rock, Cliffstone, Rustic Ledge, Field Ledge, Bluffstone, River Rock, Country Rubble, Brick
- Modern Ranch – Stacked, Brick
- Contemporary – Stacked, Brick, Cliffstone
- Modern – Stacked, Ledgercut, Brick, Cliffstone
- National Railroad – Mountain Ledge, Stacked, Rustic Ledge, River Rock, Brick

12.0 Defining Details and Entrance Treatment

See individual style profiles. Entranceways will be covered at the first level. Entry doors will be simple in styling and should include glazing to suit style.

The base of wood verandas/porches will be enclosed to grade. Verandas/porches must be painted or stained in a finished state, in a color blending with the cladding or trim. The landing and treads at the veranda/porch may be left in a natural state.

13.0 Window Styles and Placement

See style profiles. Window grills will be minimum 5/8", in the same color as the window sash.

14.0 Accessories

Railings will be traditional picket style at the front elevation for the Heritage, Modern Ranch, and National Railroad styles.

Railings may be glass panel design for the Contemporary and Modern styles.

At rear elevation, railings may be picket style or glass panel, regardless of style.

Homeowners will be responsible to install permanent address numbers prior to final inspection. The selection of house numbers should be appropriate to the architectural design and a personal style statement.

15.0 Colours

Colors will be appropriate to architectural style as set out in the Style Profiles. Colors will not be repeated on adjacent lots. Trim and fascia will be a single color. A third accent color is required in a bright/bold selection that is not a tone of the primary colors. Streetscapes will be diverse without the predominance of one colour or tone.

Colour Sample Selections by Style:

National Railroad - Brighter colors are encouraged and there must be a strong contrast at the fascia and trim.

Suited Stone Profiles: Mountain Ledge, Stacked Stone, Rustic Ledge, River Rock, Brick

Siding	Fascia & Trim	Panels/Accent siding	Shakes	Entry Door	Stone
Estate Grey	Ironstone	Harvard Slate	N/A	CL2276A Bay of Many	Black River Stacked
Brownstone	Commercial Brown	Linen	N/A	CLC1212N Fuji	Bitterroot Mountain Ledge
Redwood*	Linen	Pebble Clay	N/A	CLC1284N Nerd	Saddleback Rustic Ledge
Heritage Blue*	White	Brownstone	N/A	CH090 Mayne Island	Rio Grande River Rock

Modern - Colors are warm dark earth tones with bold rich contrasts in smooth or reflective finishes.

Suited Stone Profiles: Stacked Stone, Ledgecut, Brick, Cliffstone

Siding	Fascia & Trim	Longboard/Vertical siding	Panels/Accent siding	Entry Door	Stone
Pebble Clay	Commercial Brown	N/A	Evening Blue	CLC1279N Bull Shot	Chapel Hill Stacked
Flagstone	Granite	N/A	Timberbark	CLC1287N Woody	Onyx Ironspot (Hebron Brick)
Stratus^	Sable^	Cordoba Cherry^^	Rich Espresso	CH005 French River	Slate Grey Stacked
Granite*	Clay	N/A	Countrylane Red	CL3217N Topsoil	Banff Springs Cliffstone

Contemporary - Colors are warm earth tones with subtle contrasts at fascia and trim.

Suited Stone Profiles: Stacked Stone, Brick, Cliffstone

Siding	Fascia & Trim	Crezone/Panels	Shakes	Accent	Stone
Harvard Slate	Charcoal	CL3215D Elf	N/A	CH085 Barkley Sound	Slate Grey Stacked
Pebble Clay	Cobblestone	CL2865D Exile	N/A	CH011 Spirit Bear	Lantana Cliffstone
Flagstone (Sage)	Cactus	CL3014D Diego	N/A	CH005 French River	Silverado Brick (Hebron Brick)
Natural Cedar*	Chocolate	CL2657N Asteroid	N/A	CLC1290N Cowabunga	Santa Fe Stacked

Heritage – Colors are mid to dark earth tones or historical colors. Fascia and trim must be contrasting in light or dark hues

Suited Stone Profiles: Mountain Ledge, Shadow Rock, Cliffstone, Rustic Ledge, Bluffstone, River Rock, Country Rubble, Brick

Siding	Fascia & Trim	Crezone/Panels	Shakes	Accent	Stone
Brownstone	White	Timberbark	Sandalwood #821	CL2997N Soiree	Montecito Cliffstone
Harvard Slate	Ironstone	Aged Pewter	Vintage Taupe #820	CLV1171N Working Class	Jasper Shadow Rock
Cypress	Royal Linen	Mountain Sage	Red Cedar #834	CH003 Maple Syrup	Bitterroot Mountain Ledge
Redwood*	Wicker	Monterey Taupe	Harvest Wheat #822	CH004 Buffalo Narrows	Coos Bay Bluffstone

Modern Ranch - Colors are warm dark earth tones and bold historical colors with tonal fascia and trim.

Suited Stone Profiles: Stacked Stone, Brick

Siding	Fascia & Trim	Vertical Siding	Shakes	Accent	Stone
Shamrock*	Cactus	Clay	N/A	CH005 French River	Castaway Stacked
Rockaway Grey*^	Aztec^	Khaki Brown*^	N/A	CH018 Barkerville	Black River Stacked
Caribou Brown*^	Chocolate^	Chestnut Brown*^	N/A	CLC1289N Lava Cake	Santa Fe Stacked
Spring Moss*^	Clay^	Rainforest*^	N/A	CH003 Maple Syrup	Slate Grey Stacked

*Denotes premium siding colour

Siding colours referenced are manufactured by Royal, unless noted ^Mitten, ^^Mitten Longboard siding

Stone referenced is manufactured by Eldorado, unless noted

Shake colours referenced are manufactured by Foundry

Entry door/Accent colours referenced are manufactured by General Paint

16.0 Landscaping

Landscaping must be in a healthy state to pass final inspection. When the landscaping has been completed by the Builder, responsibility for the healthy condition of such landscaping is a matter to be addressed between the Builder and the Homeowner. If the landscaping failed inspection, it will be the Builders responsibility to ensure compliance prior to reinspection.

When the landscaping is provided by the Builder, it is strongly recommended the Builder secure a small deposit from the homeowner, to ensure the landscaping is maintained in a healthy state.

16.1 Front Yard Minimum Requirements

It is the responsibility of the homeowner or builder (Refer to Paragraph 17.2 to determine whom) to landscape the front 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.

The objective of the landscape requirements is to achieve greenery.

The minimum landscape standard for all lots shall consist of:

- Sod in the front yard to the front corner of house and/or garage.
- One tree - Coniferous trees (smaller varieties such as weeping spruce, mugo pine, lodgepole pine, etc.) are the preference, minimum size 5' height (or spread if mugo pine). Deciduous tree size minimum 2" caliper
- Six shrubs (3 deciduous and 3 coniferous) minimum 18" height or spread in a separate bed, defined by edging (vinyl, brick, landscape block, etc.) Shrub bed must be located in the front half of the yard and forward of an attached garage. Perennials may be planted in lieu of deciduous shrubs. Four (4) perennials will be considered equal to one (1) deciduous shrub.
- The sideyard at the driveway may be finished in sod or rock/bark mulch
- Colored shale and white landscape rock will not be permitted.

Alternate materials to sod (rock and/or bark mulch) will be permitted if the alternate plan meets the objective of these guidelines to achieve greenery in all front yards within the neighbourhood. The use of hard surface landscaping will require:

- The planting of an additional ten (10) shrubs, minimum
- A variety of rock sizes as well as obvious variations in contours (bumps/rises/raised beds etc) and materials for interest. Colored shale and white landscape rock will not be permitted.
- Artificial turf/grass is not approved for use in Desrochers

The landscaping must be completed, in accordance with these requirements, within six months of occupancy (subject to seasonal limitations).

Please be advised that the City of Edmonton has Landscape Requirements that can be found here:

https://www.edmonton.ca/residential_neighbourhoods/small-scale-residential-landscaping

Note: Landscaping plans cannot be reviewed prior to implementation.

16.2 Deposit

The Landscape Deposit will be paid to ensure, inter alia, compliance with these guidelines.

The Landscape Deposit will be held and dealt with in accordance with the Standard Terms and Conditions.

Upon completion of landscaping, the builder shall call for inspection by the Vendor's Consultant. Upon approval of the landscaping requirements herein and satisfaction of other terms relating to the Landscape Deposit, subject to deductions made, the Vendor will refund the Landscape Deposit to the Purchaser, or if the Landscape Deposit is collected by the Purchaser from its homeowner, the Vendor will authorize the Purchaser to release the Landscape Deposit.

The developer provides for a final inspection and a single re-inspection if required. If additional inspections are requested, a charge will be incurred by the builder, in the amount of \$250.00 (two hundred fifty dollars) plus GST, payable to Mercury Group Inc. at time of the request.

Completion of fencing is not a requisite to the final inspection, however if fencing is in place at time of final inspection it will be assessed for compliance with the guideline standard for the neighbourhood. Non-compliance will be treated as a deficiency, affecting the refund of landscaping deposit.

16.3 Condition of Landscaping

Landscaping must be in a healthy state to pass final inspection. When the landscaping has been completed by the Builder, responsibility for the healthy condition of such landscaping is a matter to be addressed between the Builder and the Homeowner. If the landscaping failed inspection, it will be the Builders responsibility to ensure compliance prior to reinspection.

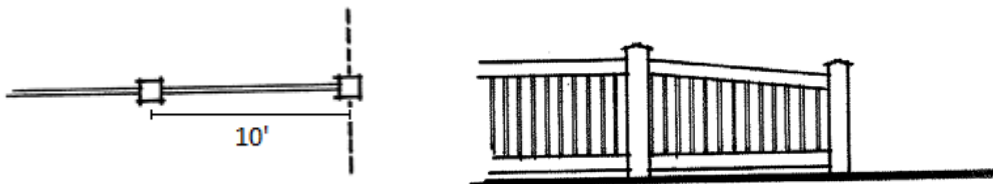
When the landscaping is provided by the Builder, it is strongly recommended the Builder secure a small deposit from the homeowner, to ensure the landscaping is maintained in a healthy state.

17.0 Fencing

All wood screen fencing must be consistent in design and color with one of the two fencing styles established for the subdivision. See Appendix 'B.1' and 'B.2' for fence details.

Fence detail 'B.1' is representative of the Developer installed fencing throughout the subdivision. Fence detail 'B.2' is a simplified form of the Developer installed fencing. Either detail may be utilized.

Lots backing onto the pond may utilize wood screen fence at the side property lines. The fence may be full height to a point 10' forward of the rear property line, where the fence must be ANGLED down to match the height of the developer installed chain link fence at the rear.



18.0 Ancillary Buildings/Garden Sheds

Where such structures are visible from public adjacencies, (perimeter lots, corner lots and lots designated high visibility) exterior finish style and colour shall compliment the house. Roof style and materials are to match the materials used on the house.

The side wall elevations of accessory buildings/sheds shall not extend higher than adjacent fencing.

Accessory buildings on lots designated high visibility must be a minimum of three (3) metres from the rear fence line.

19.0 Interpretation

The enforcement, administration and interpretation of these guidelines shall be at the discretion of MLC Group or its designated consultant. The unfettered application of these guidelines shall be without notice or precedent.

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 with the general trend of the neighborhood, exceptions may be considered.

20.0 City Regulations

Formal standards for development will be those established in the City of Edmonton Land Use Bylaw. Conformity with these architectural requirements does not supersede the required process of The City of Edmonton. However, it shall be the Builder's responsibility to consider the implications of zoning bylaws with respect to height, etc. when designing the home. Reducing roof slopes to lower the overall height of a building will not be permitted to compromise the architectural integrity of the style.

21.0 Plot Plans

The designated surveyor, Stantec, shall prepare all plot plans and perform all stakeouts in the subdivision to facilitate establishing building elevations that are consistent and appropriate.

22.0 Subdivision Appearance

22.1 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. The only signage to be supplied by the Builders Group will be on lots owned or sold by that Builder. Excessive abuse of signage, including sandwich boards may necessitate removal of ALL Builder and Realtor signs.

22.2 Excavation Material

Builders must ensure that all excavation is kept within the confines of their lot. Any spillage on a road, land, sidewalk or neighboring lot must be removed immediately or the Developer will arrange for its removal and invoice for expenses.

22.3 Clean Up

Builders should encourage timely removal by all subtrades of litter on building sites. Failure to comply will result in a clean-up bill being charged to the lot. Supply of bins by the Builder is recommended. Any general clean up of the subdivision implemented by the Developer can and will be charged pro-rata to all builders.

22.4 Construction Activity

Each Builder is responsible for inspecting the condition of curbs, sidewalks, street lights, water curb cock (cc) services, boulevard landscaping on or adjacent to his lot. Notice of any damages must be given to the Developer prior to commencing construction, through Lot Works within 21 days of access to the lot. Otherwise, costs for repairing any damages become the sole responsibility of the Purchaser/Builder.

23.0 Approval Process

Prior to application the Builder has inspected the lot and all services. All discrepancies or damage are to be reported in writing to the Developer.

23.1 Preliminary Submission

All plans to be marketed in Desrochers must be pre-approved. This process will ensure the proposed plan is consistent with the objectives of the guidelines and the final application will be without unforeseen changes. The prelim process is also an opportunity to standardize multiple elevation styles for a single model, avoiding repetition restrictions for the best-selling plans.

Prelim model approvals are not lot specific and will be processed by email, outside of the Clearview system. Send scale drawings (3/16" or 1/8") to reception@mercury-group.ca. Each plan to include:

- Floor plans
- Elevations (all 4 sides)
- Model identification
- Style designation

It is the Builders responsibility to address the requirements of the architectural guidelines and to demonstrate the characteristics and merits of the style, prior to submission.

The proposal will be reviewed in its entirety and designated approved, approved subject to conditions or not approved. Once the preliminary model approval has been granted you may proceed with working drawings and final application.

With the models pre-approved, your design and sales departments can reserve model, style, and colors in Clearview.

For lots with high visibility (corner or rear) a prelim review can be submitted in the Clearview lot file, through 'Ask a Question'.

23.2 Final Application

Applications are processed in Clearview Suite, a web-based software program designed to manage all aspects of the house plan approval process. The system has the capability to receive and process applications, information requests, color reservations, revisions, and final inspections. The system is a resource accessed by the builder, developer and consultant. All communication is date and time stamped for transparency and is archived permanently online for reference as needed.

Before applying to the City for a development permit, the applicant shall submit plans for approval to MERCURY GROUP INC. Applications must be submitted through MERCURY GROUP INC.'s online Clearview System. Please contact MERCURY GROUP INC. for log in information.

Application shall include the following:

- a) One complete set of house plans; 3/16" or 1/8" = 1'
- b) One Copy of the Plot plan, prepared by Stantec Geomatics, 1:300, showing lot house grades and drainage pattern, floor and garage elevations;
- c) Completed application specs.
- d) Material and color samples, as required.
- e) Manufacturer, product code, and catalogue image of entry door

Incomplete submissions may be returned without review. MERCURY GROUP INC. will review the plan and recommend approval, modification, or rejection of the application based on the adherence of the plans to these guidelines within 5 working days.

Should disputes arise, the Developer shall make the final decision on the acceptability of plans. Once approved, MERCURY GROUP INC. will send a copy of the application indicating any changes to the applicant. After approval, the plans may not be altered without prior written approval of MERCURY GROUP INC.

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

No stakeout will proceed until architectural approval is granted.

24.0 Security Deposit

The Security Deposit will be paid to the Vendor to ensure, inter alia, completion with these guidelines, including:

- a) Confirmation that there is no contravention of the architectural requirements in these guidelines; and
- b) To verify that no damage has been made to the Improvements and additional damage to curb stop – water valve, sidewalks, curbs and gutters, driveway aprons and asphalt, boulevard landscaping and trees, rear gutters and walkways, light standards, fire hydrants, cathodic protection points, grading and drainage swales, and fencing.

The amount of the Security deposit will be:

- a) \$7,500.00 for each Lot purchased pursuant to the Lot Purchase and Sale Agreement; or
- b) If the Purchaser forms part of the Vendor's builder group (which determination is to be made by the Vendor in its sole discretion) the sum of \$10,000.00 for all of the Lots purchased in the applicable Subdivision Stage.

24.1 Security Deposit Return Procedure

Upon completion of construction, site works, and landscaping, a final inspection will be completed by the Vendor or the Vendor's Consultant to ensure compliance with the Standard Terms and Conditions of which these guidelines form part.

Prior to such inspection, the following items must be completed:

- a) The as built single family dwelling(s) on the Lands have been built in accordance with the Design Guidelines in accordance with the plans approved by the Vendor pursuant to paragraph 27 hereof;
- b) The Purchaser has otherwise complied with the Design Guidelines and the Vendor is satisfied that any and all damages to the Improvements (as defined in Schedule "C" hereof) have been rectified and paid for by the Purchaser;
- c) The Purchaser has otherwise fulfilled all of its obligations under the Lot Purchase and Sale Agreement; and
- d) The Vendor has obtained a Final Acceptance Certificate from the Municipality respecting the Subdivision.

To initiate a final inspection, the builder must forward to the Vendor or the Vendor's Consultant a request form accompanied by the approved grading certificate provided by the Municipality.

The Vendor or the Vendor's Consultant will perform pre-Final Acceptance Certificate ("FAC") (as such term is used by the Municipality) inspection and final FAC inspection to identify damages to the Improvements and other items referred to in paragraph 19 of these guidelines. In accordance with the warranty period set forth by the Municipality (it will be 2 years from installation before this inspection will occur)

If the Vendor determines that such damages are the responsibility of the Purchaser or its homeowners, the damages will be repaired or rectified by the Vendor at its option and the cost of same will be deducted from the Security Deposit. If the cost of repair or rectification exceeds the amount of the Security Deposit, the Purchaser shall be liable for any and all additional costs as more particularly detailed in the Standard Terms and Conditions.

The Purchaser acknowledges that the Security Deposit will not be repaid to the Purchaser until the Vendor has obtained the FAC Certificate from the Municipality. Notification of FAC approval and Certificate will be posted to the Vendor's website at www.mlcland.com. The Purchaser acknowledges that FAC approval will take at least two (2) years from the date of the installation of the Vendor's Improvements.

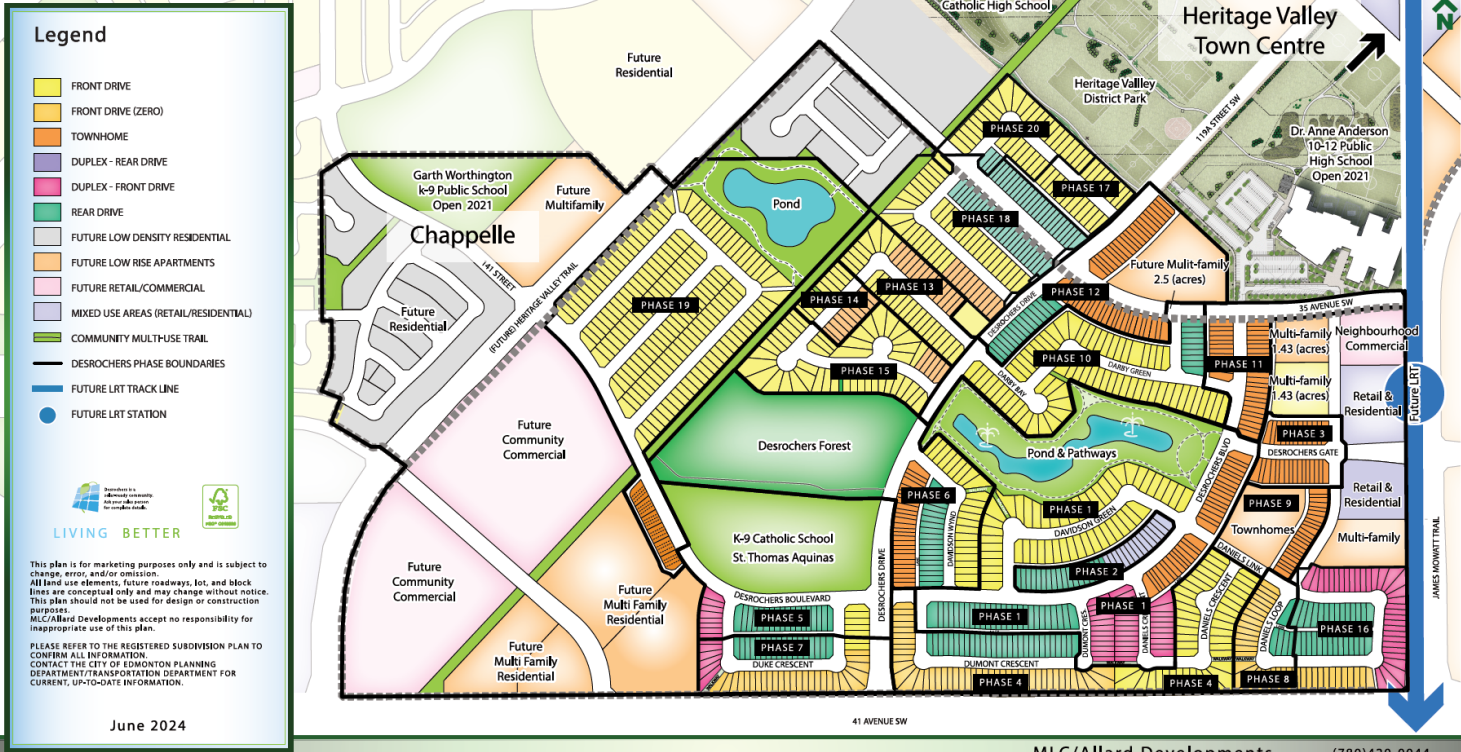
It is the responsibility of the Purchaser to ensure that the Improvements are maintained until FAC is issued by the Municipality and until such time as the Security Deposit is returnable to the Purchaser as aforesaid.

APPENDIX “A” OVERALL COMMUNITY MAP

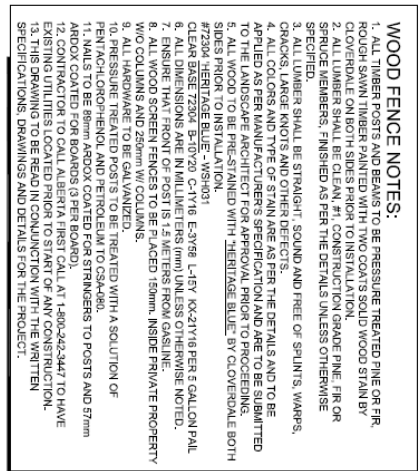
To access the phase plans, please visit the Desrochers Villages Document Library: <https://livemlc.com/resident2/desrochers-villages-document-library/>



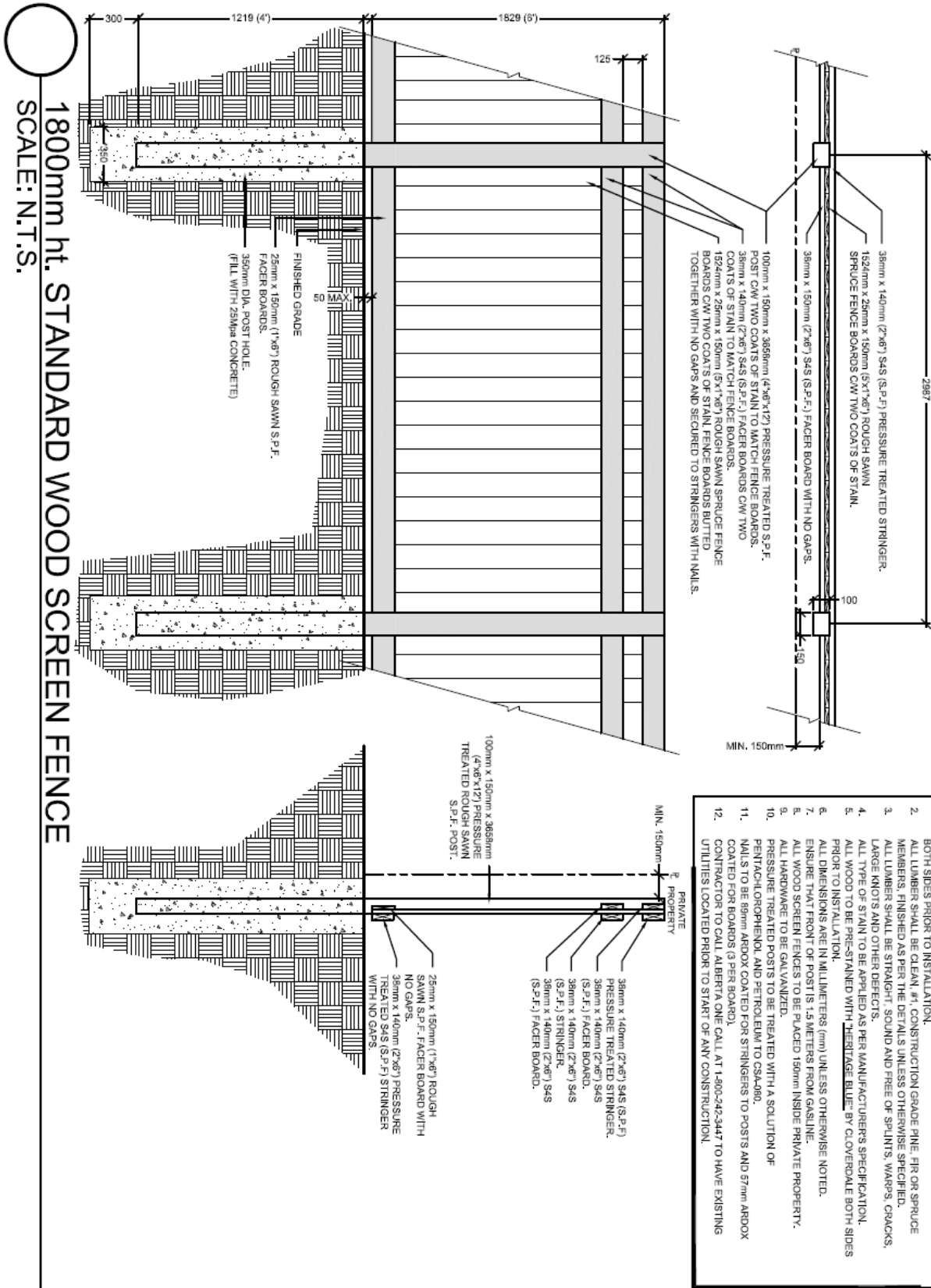
Overall Community Map
desrochers.community



1	1800mm HT. STANDARD WOOD SCREEN FENCE
L1	SCALE: NTS



APPENDIX "B.2"
FENCE DETAIL PLAN
Stain "Heritage Blue" by Cloverdale



APPENDIX "C"
SOLAR READY REQUIREMENTS



Solar Ready is a simple yet effective way for builders and homebuyers to build for the future.

Consumer Benefits of Solar Ready

Solar Ready is a cost effective way to be prepared for future rise in energy costs.
Future solar installations will be easier and energy savings will be optimized.

Essential Elements for Desrochers

This document specifies the essential elements required for making a new home ready for the future installation of roof-mounted solar power system or photovoltaic (PV) system as it is also known. A few simple considerations in the design and construction of a new home can result in savings in the future when the homeowner is ready to install a solar power system.

Required Elements	Builder Benefits
1. A suitably sized, oriented and unobstructed location on the roof for future installation of solar panels.	Set for Solar is easy to do, easy to understand and easy to sell.
2. An electrical outlet at the house electrical main and wall space for a solar energy communication and monitoring unit.	It provides opportunities to educate consumers about solar energy systems and sell them as an option.
3. Dedicate two breaker positions at the bottom of the electrical main panel for the future installation of a solar power system.	It is an inexpensive and cost effective way to show a commitment to green building and support for solar power.
4. For 100A electrical service from EPCOR insure that the breaker panel has a bus rating of a minimum of 125A.	It will make your home compliant with the electrical code when a solar power system is added in the future.
5. Label Solar Ready Components in the house.	It provides an opportunity to differentiate yourself and market to homeowners.
6. Identified locations of future components on construction plans and owner's diagrams	Homebuyers view it as part of your overall commitment to quality.

1. Solar Ready Requirements – Roof Location:

For each house model, provide a minimum of 100 sq. ft., with no dimension less than 7', of unobstructed roof;

Provide an orientation of the roof location anywhere from East to West.

Note: If the orientation of the model is not known then show 2 locations on opposite sides of the roof (180 degrees apart). This way, however the model is placed, one of the locations will be pointing between East and West.

Helpful Hints for the Roof Location

Vaulted or cathedral ceilings may mean the attic isn't accessible so you may need to exit the roof and run cable over the roof to route solar wires to the electrical main.

Skylights, plumbing stacks and roof vents within the designated area will need to be relocated.

Typical solar panels will not weigh enough to require truss changes in Edmonton.

2. Provide an Electrical Outlet Near the Electrical Main

Most solar power systems will require an electrical outlet for operation of the energy communication and monitoring unit. This is an essential part of making solar power relevant to home owners.

Provide one 120 volt non-GFCI outlet within 5' of the electrical main.

Provide 1' x 1' of wall space for solar energy communication and monitoring unit.

3. Dedicated Breaker Positions for Future Solar

Dedicate two breaker positions at the bottom of the electrical main panel for the future installation of a solar power system.

Helpful Hint

In your scope of work for electrical trades specify this and request that they label the breaker spaces "Future Solar".

4. 125 Amp Bus Rating

For 100A electrical service from EPCOR insure that the breaker panel has a bus rating of a minimum of 125A. This is a standard configuration for an electrical panel but it is essential that the manufacturer of the breaker panel clearly indicates this on its labeling.

5. Label Solar Ready Components in the House.

Solar Ready components should be clearly identified for future homeowners. This will assist both in marketing and in the future installation of solar power systems.

Solar Ready Labels:

Breaker Positions on the Electrical Main – "Future Solar"

Dedicated Electrical Outlet – "Solar Monitoring Unit"

6. Location of Components on the Construction Plans

It is important that all of the elements needed for future installation of a solar power system be identified on the construction plans for future reference. This will make it easier for homeowners and contractors to install the future system cost effectively.

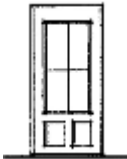
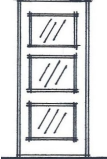
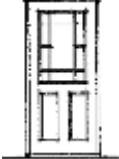
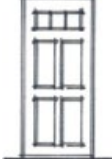
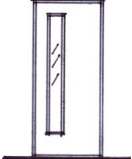
Solar Ready Program Requirements – Construction Plans Identification:

Clearly Identify:

The roof location(s) for solar panels installation

1'x1' of wall space within 5' of electrical main for Solar Energy Monitoring Unit

APPENDIX "D"
STYLE SUMMARY

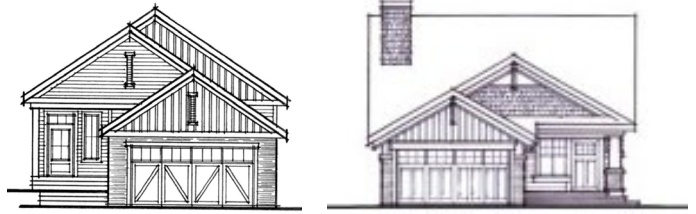
	Modern Ranch	Contemporary	Heritage	National Railroad	Modern
Roof Slope/ Overhangs	7/12 12" overhangs	8/12 Cottage & facing gables 6/12 Side facing gable 12" overhangs	Facing gables 8/12 Main gables 5/12 1'6"-24" overhangs	7/12 12" overhangs	5/12 main Secondary roofs may be lower 12"-18" overhangs
Roof Style	Gable Only See style profile for Cottage @ Secondary roofs only	Gable or Cottage	Gable or Cottage	Gable or Hip with gables	Main gable with single slope and/or flat roof OR Main cottage with flat roof
Articulation (# of variations)	⊙ or 1	Front Drive - 1 Lane - 2	Articulated façade in planes and roofs	0 or 1+	Articulated façade
Additional cladding material	Vertical siding Stone or brick	Smooth panel Longboard Stone or brick	Flat Panel Vertical siding Board & Batten Shakes Stone	Vertical siding Stone or brick	Smooth and textured panels Vertical siding Longboard siding Corrugated Aluminum Stone or brick
Trims	3" or 4"	3" or 4"	5" or 6"	6" sill or 8" crown	3" or 4"
Louvers	Tall & narrow	⊙	Rectangular	Triangular	⊙
Shutters	⊙	⊙	Panel	Board & Batten	⊙
Window Grills	single +	⊙ or single —	III or #	single +	single — or I
Entry Column	6" or 8" simple	4" to 8" simple	6" to 10"	6" or 8" simple	max 6"
Entry Door Sample Style					
Color Requirements	Colors are warm dark earth tones and bold historical colors with tonal fascia and trim.	Colors are warm earth tones with subtle contrasts at fascia and trim.	Colors are mid to dark earth tones or historical colors. Fascia and trim must be contrasting in light or dark hues.	Brighter colors are encouraged and there must be a strong contrast at the fascia and trim.	Colors are warm dark earth tones with bold rich contrasts in smooth or reflective finishes.
Suited Stone Profiles	Stacked Stone Brick	Stacked Stone Brick Cliffstone	Brick Cliffstone Mountain Ledge Shadow Rock Rustic Ledge Bluffstone River Rock Country Rubble	Stacked Stone Brick Mountain Ledge Rustic Ledge River Rock	Stacked Stone Brick Cliffstone Ledgcut

APPENDIX "E"

BUNGALOW MODELS

Front Attached

- Minimum 9' ceiling at corner lots
- Minimum 10' ceiling on interior lots
- Preference for 26' wide product (not less than 24')
- Front street facing entry door
- The Contemporary style is not suited for a bungalow model
- Angle of siting of pie lots mitigates the contrast between bungalow and two story
- Layout, and siting at corner lots to consider the objectives and requirements for special design consideration
- Minimum entry width, 5'
- Any lots that are a possibility for a bungalow will require prelim review of plan and siting



Rear Detached

- Minimum 9' ceiling height (10' preference)
- Well articulated façade for appropriate massing
- Roof form to contribute to the overall scale of the building
- Roof slope may be increased above the established minimum requirement for a two story
- The Contemporary, Modern and Prairie styles are not suited for a bungalow model on this product type
- Layout, and siting at corner lots to consider the objectives and requirements for special design consideration

APPENDIX "F"

CORNER LOT CRITERIA

Corner lots are highlighted for exceptional treatment. The objective is for this elevation to reflect the same stylistic definition and thoughtful detailing associated with the front elevation and include features to diminish mass at both street elevations.

Corner Lot Criteria:

- Substantial roof line between 1st and 2nd floor. This roof line must be supported by projections and intersect with same, in order to **appear intentional**
- Appropriate massing
- Relief in wall plane is required (jogs/box outs)
- Style Distinction
- Appropriate roof overhangs
- Number of openings suited to wall area (**avoid blank wall space**)
- Detailing/finishes consistent with the front elevation
- Window configuration and groupings consistent with front elevation and styling
- Side Entries must include separate roof cover