

**THE HAMPTONS**  
**Hampton Park Phase 4**  
**(Stage 8A) – RSL**

## **Design Guidelines**

### **1.0 INTRODUCTION**

This document outlines the design guidelines for The Hamptons, a comprehensively planned community in West Edmonton.

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

These guidelines may be altered, amended or varied by the Vendors, The Grange Southeast Property Corp. and The Grange Southwest Property Corp., at its sole and absolute discretion, and without any prior notice.

The Vendors, The Grange Southeast Property Corp. and The Grange Southwest Property Corp., the Architectural Consultant, their servants, agents, contractors, appointees, shall not be held responsible or liable for the accuracy, enforcement or compliance with the Design Guidelines to any owner or purchaser within the subdivision.

Restrictive covenant(s) (copy/copies attached) are registered on the title of each lot.

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

### **2.0 HOUSE DESIGN**

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

The minimum roof pitch is to be 5:12.

The massing of homes should be consistent with the area and neighbouring homes. Houses within the same street or cul-de-sac are to have a consistency of apparent volume; drastic variation in roof lines between adjacent homes is to be avoided.

The siting of homes should take maximum advantage of lot widths.

Similar elevations may not be duplicated on within three lots or directly across the street (XOAX). Repetitive use of elevations will be monitored to ensure interesting streetscapes. Modifications to elevation treatments may be required accordingly.

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**Corner Lots - Homes on corner lots must have a low profile and a variation of the wall planes (i.e., build-outs) on the flanking (street) side.**

Two storey houses will be permitted on corner lots.

Homes on corner lots must be designed to suit these high visibility locations. Appropriate wall heights, window placement and detail treatments will be consistent with the front elevation. Two storey models will incorporate features to diminish mass at the flanking corner elevation. Such elements may include setback of the upper floor, dormers, and/or projections with roof lines.

### 3.0 MATERIALS & ARCHITECTURAL DETAILS

**Mandatory roof material is to be IKO organic shingles, Cathedral XL series in Shalestone.**

Stucco body material is not permitted.

All roof stacks to be contained in a corbelled chase.

All fascia boards are to be a minimum of 6" deep.

Rainwater leaders, eavestroughs and fascias should match the trim colour as selected, where possible. Soffits are to be pre-finished metal.

Overhangs are to be a minimum of 18". Dutch Gables are permitted, overhangs to be a minimum of 12".

The height of exposed parging will be restricted to 2'-6" maximum above finished grade on all visible elevations

Muntin bars are mandatory on front elevations and are to be of solid materials (not tape).

Standard coach lamps required or soffit lighting.

At minimum, front entry doors are to have raised panel detail with glazing (i.e., fanlight/half round, etc.). The Developer highly encourages front doors to be painted in a solid contrasting colour which complements the colour of the house.

All front elevation windows must have a minimum of one (1) of the following in colour contrasting to body colour:

- Shutters;
- Battens;
- Shadow sill build-out.

The overall appearance of the home is to be appropriate to the subdivision and is to be of a "traditional" or "heritage" style. The following are examples of design elements that should be incorporated in a coordinated fashion, in addition to window treatments a minimum of 2 (two) of the following are required;

- Feature windows such as rakehead, half round, etc.;
- Bay/Boxout/Cantilevered windows;

New Shingle Specifications:  
IKO, Laminate,  
Cambridge Collection  
Color: Weatherwood

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- Porches and railings;
- Brick and stone details;
- Columns and/or pillars;
- Gable Shadow boards;
- Other details such as keystones;
- Other appropriate architectural elements.

It is encouraged that **more than 2 (two)** of the required above-noted features should be incorporated. The Developer highly encourages verandas and covered porches and masonry (brick or stone) on garage corners.

If brick or stone is used, requirement would be minimum 3'-0" at front complete with minimum 18" returns on side elevations. Brick or stonework is to be quiet and even toned.

Houses on corner lots are to have additional elevational treatments adjacent to flanking streets.

Rear elevations of homes backing onto highly visible locations such as a parks, drypond, pond or streets must include large windows and avoid large flat expanses of wall through the use of build-outs, varied rooflines, and decorative louvres/vents. The rear elevation of all homes backing onto the pond will have first and second storey window treatment of shutters or 4" battens. Battens to be in a colour contrasting the body colour.

The rear elevation of all homes backing onto the walkway will have first and second storey window treatment of shutters or 4" battens. Battens to be in a colour contrasting the body colour.

Lots backing onto parks & lakes require decks to be built within one year.

All exterior colour schemes will be approved on an individual basis. Similar colours may not be duplicated within three adjacent lots (XOAX). Wall cladding and fascia colours will not be repeated on adjacent lots. Contrasting colours between siding and trim is mandatory. The use of a third accent colour is required. Matching fascia and siding will not be permitted. Garage doors are to be finished in a colour matching the predominant exterior colour of home.

Front sidewalks and driveways, including aprons between the front curb and the sidewalk are to be poured concrete, or paving stone equivalent. All sidewalks are to be a minimum of 30" in width.

All houses to have a 2-car attached garage at minimum. All garages are to be finished in similar design and materials to the house. Garage doors are to have raised panel detailing and are to be finished in a colour matching the predominant exterior colour of the home (mandatory).

Height between the garage door and eaveline should be kept to a minimum. Appropriate detailing on gable ends is required to reduce the apparent height of the gable ends by use of Architectural detail such as a louvre.

Garages are to be sited on the lot in conformity with the approved Subdivision Driveway Plan, unless otherwise approved by the Vendor.

#### **4.0 LOT GRADING/LANDSCAPING & FENCING**

Lot grading is to be consistent with the approved Subdivision Grading Plan. The costs of obtaining proper grading and drainage are the responsibility of the Builder and/or Purchaser.

All plot plans and stakeouts are to be completed by the Designated Surveyor.

Entry steps should be a maximum of three risers per set. Where site conditions or design dictate more than three steps, the run must be split.

Retaining walls are the responsibility of the property owner and must not compromise the grading design and drainage of the lot.

Landscaping is to be completed within 6 months of occupancy, weather permitting.

To ensure compliance with the landscaping requirements, the Builders will require a landscape deposit of \$1000 from each purchaser to be refunded by the Builder on satisfactory completion of the required landscaping at the time of Final Inspection.

Front yard landscaping is to consist of a minimum of one (1) tree: coniferous (spruce or pine) trees are to be a minimum of 5'-0" height and deciduous trees are to be a minimum of 1 1/2" calliper AND one (1) shrub bed containing a minimum of six (6) shrubs OR alternatively 2 trees: coniferous (spruce or pine) trees are to be a minimum of 5'-0" height and deciduous trees are to be a minimum of 1 1/2" calliper. City Street/Boulevard trees are not valid as per the above mentioned tree requirement.

Front yards are to be sodded to fence tie-back. A minimum of 4" depth topsoil is to be used for all sodded areas.

Alternate landscape materials 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. The use of hard surface landscaping rather than sod will require the planting of trees and extensive shrubbery, to visually soften the hard surface and achieve greenery. A detailed plan must be submitted for review and approval, the plan must be to scale.

Fencing on all lots, if constructed, shall be in compliance with the design and colour set out in the restrictive covenant.

Fencing is the responsibility of the Builder and/or Homeowner to construct and maintain.

**Any security deposit taken will not be released until the Purchaser has met the requirements of Section 8.0.**

#### **5.0 ACCESSORY BUILDINGS**

Where visible from a public adjacency, accessory buildings must be consistent in style, finish and colour of the house.

## 6.0 OTHER

Recreation vehicles and commercial vehicles in excess of 3/4 ton capacity shall not be stored in the front yard or driveway of any property between the building line and the curb, and if otherwise stored on the property, shall be screened to reduce visibility of such vehicles or equipment from abutting streets, public adjacencies and adjacent homes. Vehicular access to the rear yard driveby on all lots backing onto parks, walkways, dry ponds, and ponds will not be permitted.

## 7.0 ARCHITECTURAL APPROVAL

To apply for architectural approval the following information must be delivered to the architectural consultant:

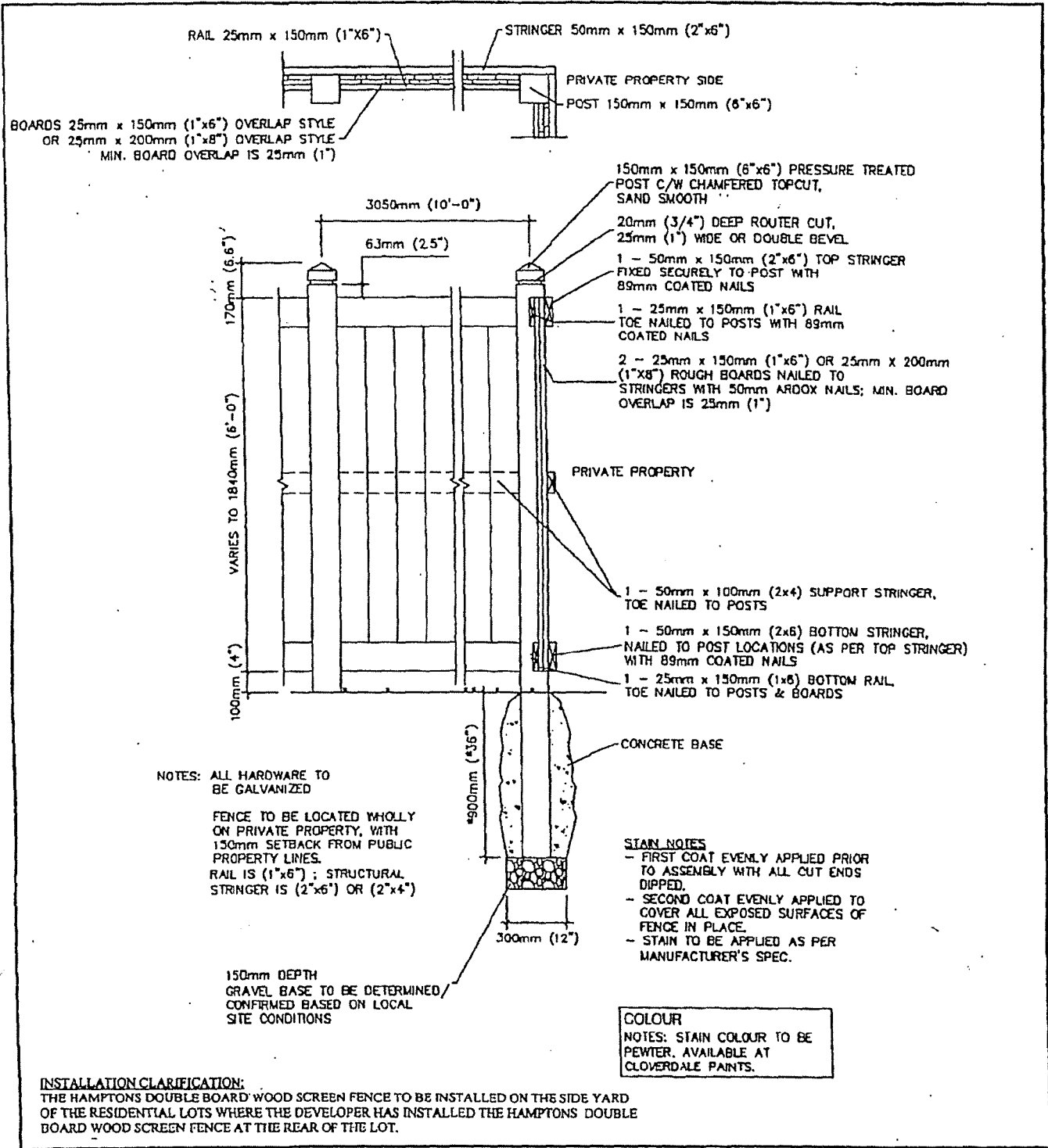
1. Plot plan complete with final grades as prepared by the designated surveyor
2. Complete set of building plans to the scale of 1/4" - 1'0" or metric equivalent, complete with plans for all four elevations, show sizes of windows, doors, heights, etc., showing exterior finishes & to be fully dimensioned, accurately figured, explicit & complete. Faxed plans are not permitted.
3. House Plan approval form complete with material, supplier & colors.
4. If the above material is not completed & delivered, approval will not be given.

Any changes to approved plans must be approved in writing prior to implementation.

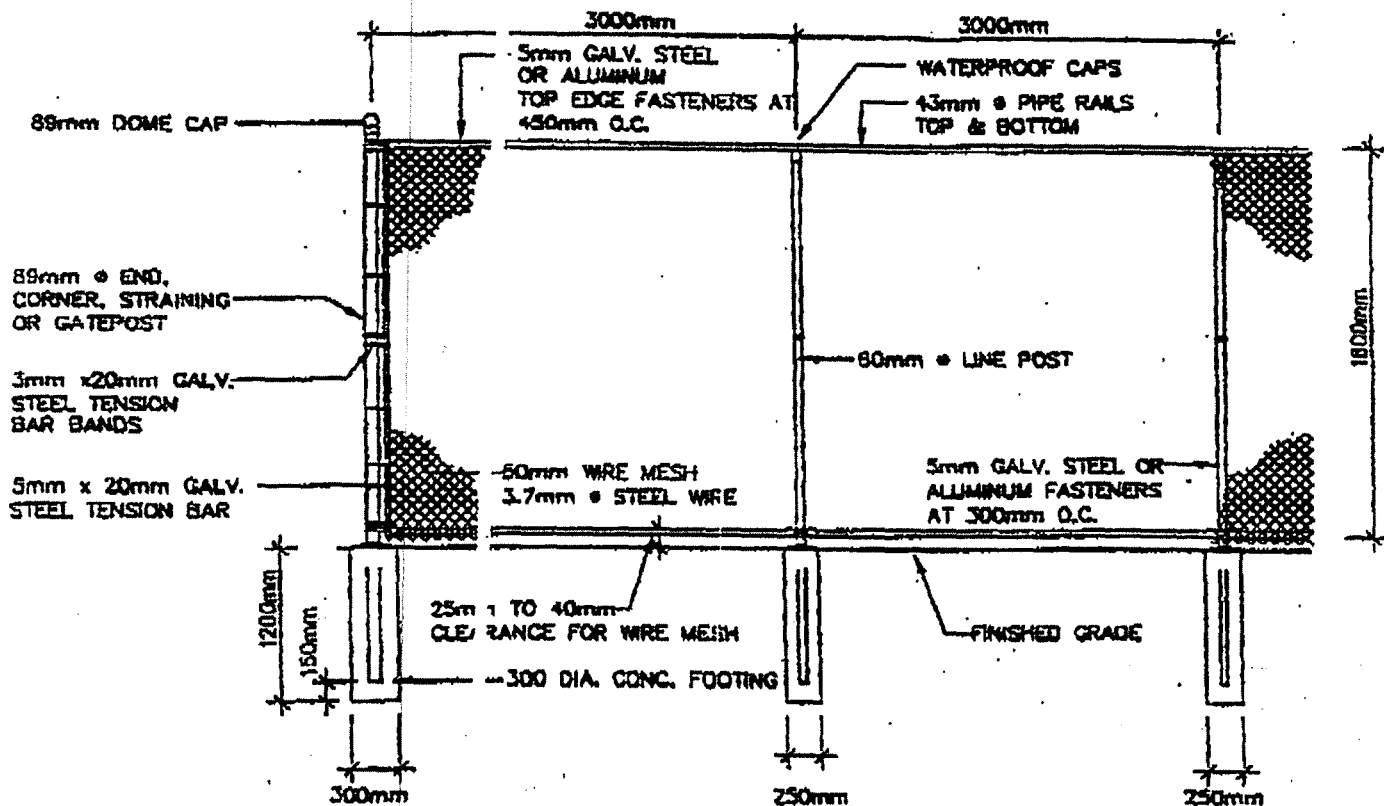
## 8.0 FINAL INSPECTION, RELEASE OF SECURITY

To initiate the Final Inspection, the following must be done:

1. Construction completed, exterior and siteworks complete in accordance with these guidelines and as per the house plan approval.
2. Landscaping completed satisfactorily.
3. Rough grade certificate and approved grading inspection report from the City of Edmonton, Drainage Branch.
4. Water valve exposed and marked.
5. Sidewalks, streets, gutters and curbs in clean condition.
6. Written request to Design Consultant, to perform the final inspection (must include grading certificate and City Approval of same). A copy of the final inspection report will then be forwarded to the Developer and Builder for appropriate action.



	<p>TITLE:</p> <h1 style="margin: 0;">THE HAMPTONS</h1> <h2 style="margin: 0;">DOUBLE BOARD</h2> <h2 style="margin: 0;">WOOD SCREEN FENCE</h2>	
DRAWN BY: J.S.	DATE: REVISED MAR.16.06	SCALE: NTS



NOTES: ALL POSTS AND FABRIC ARE TO BE BLACK PVC COATED.  
 ALL HARDWARE TO BE GALVANIZED.  
 FENCE TO BE LOCATED WHOLLY ON PRIVATE PROPERTY, WITHIN 150mm OF PRIVATE PROPERTY LINES.

**INSTALLATION CLARIFICATION**

EITHER WOOD SCREEN OR BLACK VINYL CHAIN LINK FENCING TO BE INSTALLED ON THE SIDE YARD OF RESIDENTIAL LOTS WHERE THE DEVELOPER HAS INSTALLED BLACK VINYL CHAIN LINK FENCE AT THE REAR OF THE LOT.

	<p>TITLE:  <b>THE HAMPTONS - DESIGN GUIDELINES</b>  <b>RESIDENTIAL CHAIN LINK FENCE DETAIL</b></p>	<p><b>IBI</b>  <b>GROUP</b>                  ARCHITECTS                  ENGINEERS                  PLANNERS</p>
<p>DRAWN BY: M.F.</p>	<p>DATE: JAN. 27/03</p>	<p>SCALE: NTS</p>
		<p>DWG.</p>