



Architectural Design Guidelines (Stage 9)

Block 14, Lots 1-66

Block 15, Lots 1-57

May 2024

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Alces

ARCHITECTURAL GUIDELINES



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1.1 INTRODUCTION AND BACKGROUND

Cantiro welcomes you to Alces, a community inspired by nature and built for fostering connections. Located within minutes of Anthony Henday Drive, South Edmonton Common, and The Meadows Rec Center, Alces is close to everything you want and need in Southeast Edmonton.

Alces unique focus on nature leads its design direction, to nurture connections with your family and neighbors by incorporating numerous gathering spots to encourage outdoor engagement. The community is designed to blend walkability, connectivity, and an active lifestyle, with over 3.5km of shared use paths and natural exploration area, an all-ages playground, bike pump track and basketball court.

The vision for the architectural theme relied on market trends and a desire for an upscale housing product that blends with nature. The product will consist of single-family homes and row-housing product on spacious lots in varying styles – featuring both traditional and contemporary styles that offer a harmonious mixture of attractively designed elements that are common in exclusive, upscale estate developments. Craftsman, Prairie, Farmhouse, and Contemporary will provide classic and modern takes on Heritage styles. Collectively, these architectural styles will provide a distinctive streetscape and ample opportunity for the creative expression that defines the architecture of Alces.





1.2 ARCHITECTURAL GUIDELINE OBJECTIVES

The Architectural Guidelines are prepared to provide a design framework for builders and designers when planning their new home builds in Alces. The objectives are to promote a high level of architectural detail, ensure appropriate building form, encourage landscaping features that enhance the environment and certify awareness of community sustainability. 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. Text, illustration, photos, and models are intended to provide guidance to those participating in the design and construction process; however, they are not always absolute or prescriptive, and they encourage design creativity and diversity within a range of architectural styles.

1.3 GENERAL RULES AND LIMITATIONS

1.3.1 General

The Architectural Coordinator completes a review of all houses plans to ensure compliance with the Architectural Guidelines. An “Approved” stamp is provided by the Architectural Coordinator on the elevation drawings and site plan upon final approval. The builder must bring the approved stamped plans when submitting for a building permit to the City of Edmonton. Builders are to consult section 8.0 for more information about the process of approval and construction.

1.3.2 Discretion

Cantiro and their designated consultants retain the full discretion to approve or disapprove any or all elements of a proposed development or structure. It is strongly recommended that all purchasers or builders obtain pre-approval for any proposed development. All Purchasers/Builders are advised to review this document in its entirety prior to completing any work on the lands.

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

The Vendor, the Architectural Consultant, their servants, agents, contractors, appointees, shall not be held responsible or liable for the accuracy, enforcement or compliance with these Landscape and Design Requirements to any Owner, Purchaser and/or Builder within the subdivision. It is not the purpose of this process to check for compliance with applicable governing statutes and requirements.

1.3.3 Land Use & Zoning Regulations

All homes in the community of Alces will be subject to the City of Edmonton zoning requirements. All builders are to ensure familiarity with the appropriate requirements and stipulations.

1.3.4 Inspections

Each Builder/Purchaser Owner is responsible for inspecting the condition of curbs, sidewalks, streetlights, services, etc. on his lot and must submit written notice of any damages to the Developer within 14 days of purchasing the lot, otherwise cost for repairing any damages becomes the sole responsibility of the Purchaser. A copy of this report is attached hereto as Appendix C.

2 SITE PLANNING

The siting of buildings is critical to the design success not only of individual homes, but to the neighborhood. Side yard setbacks and staggering of houses on adjacent lots can provide for privacy, separation, improved landscaping features, and a welcoming streetscape. Builders are to choose home designs that are suited to all the attributes of the lot – as relative massing, siting and style will be of utmost importance in assuring each home compliments its neighbor and the subdivision.

2.1 HOUSE PLACEMENT & WIDTH

Builders are to review all available information and ensure the proposed house considers the lot size, lot location, site grading and view potential. Additional considerations in house placement are:

- Houses are expected to fill the lot width appropriately (within 2'-0" of the building pocket)
- To provide interesting and appropriate elevations in exposed locations.

2.2 GARAGE LOCATIONS

Garage locations will vary as per the marketing plan and lot size. Garage options will include:

- Double front drive
- Rear-detached (row-housing)

2.3 SETBACKS

2.3.1 Front Setback

The developer's architectural consultant will monitor front setbacks at the preliminary review stage and adjust them at their discretion to achieve the site planning principles of Alces.

Additional considerations may include:

- To create more interesting streetscapes, variety will be provided **and required** in the front setbacks along the street. Exceptions may be granted due to lot constraints.
- Pie-lots will be sited with additional considerations – building relationships are integral – to ensure that adequate space is maintained for the front entries and landscaping components.
- Corner lots, as well as homes with greater massing will require increased setbacks to reduce their dominance on the street.
- Side and rear yard setbacks will conform to bylaw requirements.



PLEASE NOTE: All homes will be sited at the preliminary approval and an appropriate setback for the lot and house type/massing will be determined (with the above in mind) and provided to the builder.

2.4 GRADING

Builders are to familiarize themselves with the engineering grade plan and ensure that drainage patterns are to be established on all lots that channel surface water away from the house on all sides and into adjacent drainage swales, storm water system and be aware of any lots that require roof leader connectors to storm mains.

- Lot grading must be in strict conformance with the approved grading plans.
- Variations should be absorbed within the building mass to minimize steep slopes and contrast between lots.
- All plot plans and stakeouts must be done by the designated surveyor.
- Downspouts are to be positioned to direct water away from the house.
- Attempts to artificially elevate the finished grade of a lot to raise the main floor level of a dwelling or any extensive re-grading to create a flat site on the existing topography, will not be allowed.
- **A maximum of 5 risers**, with an additional maximum of 2 risers in the walk (for a total of 7) will be allowable in Alces (at the discretion of the architectural coordinator)

2.5 DRIVEWAYS

Driveways must meet all City of Edmonton requirements, particularly with regards to width, and planned with opportunities for landscaping features and greenery. Considerations in meeting these aims will be:

- Driveways are not to exceed the width of the garage on any lot.
- Minimum broom finish. Exposed aggregate and stamped concrete are encouraged.
- Slope is not to exceed 10% and must be a minimum of 2%.

2.6 RETAINING WALLS

Builders are to choose houses that suit the lot grading and avoid unnecessary use of retaining walls. Any retaining walls should be designed with the following in mind:

- Acceptable materials for retaining walls are:
 - Landscaping blocks (ie: Alan block)
 - Poured concrete with aggregate surface or strip form concrete
 - Natural elements such as wood, wood products and masonry such as stone or brick.
- Where retaining walls are required in the front yard or front driveway area, they are to be constructed using natural materials consistent with the finish of the house.
- Any retaining wall exceeding 1.00 metre in height **MUST** be approved by a professional

engineer and may require a development permit. Written evidence of such approval must be provided to the architectural coordinator.

3 GENERAL REQUIREMENTS

3.1 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. Some of the specific architectural controls that will be considered are:

- All homes will provide massing, articulation, roof forms, glazing patterns and proportions, and overall arrangement of volumes that are consistent with the chosen style of the house.
- 2 storey box-on-box structures will not be permitted.
- Long, blank walls will not be permitted on any elevation with exposure.
- Front-drive garages should project no further than 4 metres (13 feet) past the front veranda or front wall of the home. When this is not possible, extra treatment will be required on the sides of the garage wall (i.e additional masonry return and/or window)
- Second storey massing over garages must be set back a minimum of 48" from the front of the garage with at least one jog.
- Massing may be adjusted to maintain building proportions and surface areas consistent with the style.

3.1.1 3rd Storey Development

When adding a 3rd storey development, care must be taken to ensure this space does not overwhelm the structure. This may be accomplished by integrating 3rd floor space into the roof mass with the inclusion of dormers, lower fascia, and acceptable variation in wall planes.



Generally, 3rd floor space must be set back **a minimum of 12' from the forward massing of the 2nd floor.** Exterior deck space is an exception – when properly finished and carefully integrated into the existing roofline at the front. In all cases, any 3rd storey development must conform to county ordinances.



3.2 GARAGES

Garages must be designed to appear subordinate to the home and shall be integrated into the overall exterior design of the home as much as possible to reduce the domination on the streetscape.

3.2.1 Front Drive Product

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

- 2nd storey massing over garages must be setback a minimum of 48" from the front of the garage to ensure the massing will not overpower the streetscape. Discretion may be used in cases of exceptional and intentional design – with additional design elements applied to lessen the impact of the massing. These homes will require an increased front setback.

3.2.2 Rear Detached Product

All detached rear garages are to have an exterior design that matches and/or complements the exterior design of the home. This will include:

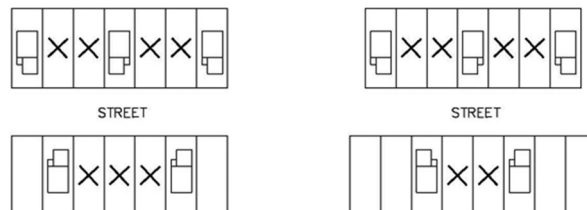
- Roof style that is consistent with the main roof of the home
- Exterior primary materials and colours match to those on the principal dwelling (on interior lots)
- Rear detached garages are to have poured broom finish concrete driveways and/or aprons.
- Gable end treatments, secondary materials, and detailing to match the home (only on exposed lots)

PLEASE NOTE: Corner Lane lots will REQUIRE that the garages be constructed at the time of construction of the home. These homes will require additional detailing on the elevation that faces the street. Detailing will be comparable to the exposed side elevation of the house.

3.3 REPETITION

3.3.1 Exterior Design & Colors

Between similar house designs a minimum of 2 lots on either side and a minimum of 2 lots each way across the street is required.



3.4 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 fully grounded, parged to within 2" of exposed grade on all applications.
- 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.
- Exposed concrete and parging will be restricted to a maximum of 8" at all exposed elevations, and to a maximum of 18" on all non-exposed elevations.





3.5 HIGH VISIBILITY LOTS

High visibility locations abutting parks, trails, stormwater management facilities, streets, parks, and green spaces require special design consideration and are to be finished to a standard comparable to the front elevation.

3.5.1 Corner Lots

Special design consideration is required with a higher standard applied for lots on, or visible from collector roadways. Flanking side elevation on corner lots must have full front elevation treatment. Specifically, it will be expected that these elevations have:

High Visibility Designated (HX):

- Will require a roof line between the first and second floors.
- Relief in the wall plane (jog, box out, full height chimney or side-built deck space)
- Appropriate roof overhangs
- Several openings suited to the wall area, void space will be reduced at the discretion of the architectural consultant (using windows, projections, or material changes)
- Detailing consistent with the front elevation, including grills, trims, and secondary materials. Materials are to be continued the whole length or until appropriate to the design, and may be altered at the discretion of the AC.
- Window configurations and groupings are to be consistent with the architectural style and appropriate to the space.



Moderate Visibility Designated (MX):

- Relief in the wall plane is required (jogs/box outs)
- Appropriate roof overhangs
- Window configurations and grouping consistent with the architectural style of the home. Extra windows may be required at the discretion of the AC.
- Detailing such as window trims, and secondary materials with more emphasis on the upper floor. Materials are to be continued until a clear visual endpoint can be identified in the massing or other detailing.
- Overly large areas of void space will be avoided at the discretion of the AC and may require additional detailing (using windows, or materials as used on the front elevation)

PLEASE NOTE: All rear elevations on corner lots – will require **a minimum** of full trim detailing on all openings to properly account for the exposure. Additional treatment may be requested depending on the exposure and will be subject to the discretion of the architectural coordinator.

3.5.2 Rear Exposure

Homes with high exposure elevations to the rear will require detailing on the exposed elevations and must include:

High Visibility Designated (HX):

- Relief in the wall plane is required (jogs, box outs, or full height chimneys)
- Special care is to be taken with window placement and stylistic distinction consistent with the front elevations, including trims and grills.
- A substantial roof mass will be required between floors. Appropriate massing.
- Details or materials that are used on the front elevation are required on the rear elevation, used in a similar fashion or as is stylistically appropriate.
- Decks will be required to be built concurrently with the home.



Moderate Visibility Designated (MX):

- Relief in the wall plane is required (jogs, rooflines, and/or projections)
- Special care is to be taken with window placement and stylistic distinction with
- A roof mass will be required to break up any three-story elevations.
- Appropriate massing, including gables or other accent treatment is required as per the front elevation.
- Details or materials that are used on the front elevation are to be utilized on the rear.
- Decks may be required – depending on the grading circumstances and fencing type.

3.5.3 Exterior Decks

Additional Requirement for decks on walk-out lots:

- Supporting columns are to be built out to a minimum of 12"x12" 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 finished – painted to match the colour scheme of the house.
- Handrails must be finished in pre-finished aluminum, glass, or metal construction; wood railings will not be permitted.
- Non-walkout decks – which are not concealed by any fencing – are to be fully enclosed. Finishing materials will be consistent with the secondary materials applied to the house – panels and trim, masonry, and other materials as requested. Lattice is not permitted.



4 ARCHITECTURAL DESIGN

4.1 OBJECTIVE

The preferred architectural styles in Alces – Prairie, Craftsman, Farmhouse, and Contemporary – will provide a design framework of both time-honored and well-established heritage styles common in pristine rural Alberta landscapes. In all cases, diversity, originality, and individual expression are encouraged and homes designed outside of these preferred styles may be approved based on the merits of the design. To ensure the progressive character and richness of the streetscapes in Alces, 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.
- Large, expansive windows, unique configurations
- 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 color schemes – less contrast
- Style-suited lighting on garages and entries
- Recessed soffit lighting
- Upgraded, modern garage doors in wood-stained finishes.

PLEASE NOTE: Many of the modern details will be appropriate for more than one architectural style



4.2 ARCHITECTURAL STYLES

PRAIRIE (Classic and Contemporary)

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")
- Flat-roof accents are encouraged in contemporary approaches.
- Recessed and covered entries – defined by large, structural columns.

MATERIALS AND COLORS

- Clad in siding/stucco in horizontal application.
- Materials applied in a variety of configurations (asymmetrical is encouraged)
- Dark earth tones preferred. Monochromatic/tonal color schemes are acceptable.
- Masonry base only – Style-suited brick and structured/ashlar masonry profiles are preferred.
- Premium secondary materials include – paneling, accented stucco or composite siding, and metal/wood grain siding accents.

DETAILS

- Simple trims, horizontal battens or brickmoulds.
- Large heavy columns – accented with stone, brick, or other suitable material.
- Large heavy angular braces
- Repetitive window patterns (classic)
- 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)



MOUNTAIN CRAFTSMAN (Classic and Contemporary)

The Craftsman Style of Architecture, which evolved from the English Arts and Crafts movement. This home is characterized by lower pitched rooflines, articulated façades, and exude the qualities of hand craftsmanship and rustic materials. The Modern Craftsman homes honor the lines and forms of the Craftsman style but uses contemporary materials and techniques – utilizing timber, wood-stained finishes, and monochromatic/tonal color palettes.



FORM AND MASSING

- Massing reflects an articulated facade with variations in plane and rooflines.
- Hip or gabled roofs with inset front facing gables, (Min 4/12 -Max 6/12) roof pitch.
- Broad overhangs.
- Recessed and covered entries.
- Large porch areas wherever possible

MATERIALS AND COLOURS

- Clad in siding/stucco in horizontal application.
- Traditional, rustic, and natural building materials like wood, stones, and bricks.
- Thick, structural masonry bases which are taken to the ground.
- Stone profiles suited are Mountain Ledge, Rustic Ledge, Cliffstone, and Bluffstone.
- Muted earth tones recommended. Monochromatic/tonal color schemes can be used.
- Secondary materials feature straight-edge shakes, panels, metal wood tone products.

DETAILS

- Detailed eaves with broad overhangs – Brackets, exposed beams, blocks and braces under gables – timber, wood-stained finishes are encouraged.
- Large, expansive glazing, extensive raised trim work.
- Windows are vertical in orientation and ample with minimum 5/8" grills in traditional pattern.
- Panelled garage door, smooth slab garage door with simple windows
- Straight-edge finishes (trims, columns, shakes) in contemporary approaches.
- Metal or wood trellis details are encouraged at entries.
- Less ornate, decorative application of materials and detailing in modern takes.

MODERN FARMHOUSE

The Modern Farmhouse style evolved from the massing and form derived from the country living style that was born out of necessity on the prairies and has been updated with clean, modern features and design elements. Varied materials and textures combined with neutral, monochromatic color palettes are common with the modern interpretation of this style.



FORM AND MASSING

- Multiple gables, exposed rafters
- Simple stacked massing, two-storey forms.
- Steep pitch gable rooflines (min 8:12) with dormers and/or low-pitched shed rooflines.
- Short to medium overhangs
- Large porches and grounded verandah spaces, flat roof accents are encouraged.

MATERIALS AND COLORS

- Clad in siding with stone applied to whole masses or as a base.
- Masonry accents will be applied to provide overall grounding of the home. Stone profiles suited are Stacked Stone, Brick or Ledge stone in light, tonal colours.
- All board and batten material must be monochromatic (or tonal)
- Natural wood finishes, stained wood finishes, and wood grain metal tone
- Premium secondary materials may include composite board and batten, composite or metal wood tone materials, or composite panels. Vertical applications are preferred.

DETAILS

- Shed roofs with metal roofing and brackets.
- Decorative gable vents
- Battens and trims will have a simple, straight profile.
- Large expanses of glazing in uniform, repetitive windows patterns. Modern window configurations are an alternative to traditional proportions.
- Black window frames are required with predominantly white or light colour schemes.
- Verandah spaces with simple 10"x10" columns and straight picket, glass or no railing.
- Steel or metal features such as beams, trellis', posts and brackets
- Smooth slab or modern paneled garage doors – wood finishes are encouraged.



CONTEMPORARY

Contemporary home design will draw inspiration from its basis in the modern movement, but move beyond the typical rectangular modern form, combining various low-sloped roof lines with broad overhangs and horizontal proportions. Much of its defining characteristics are achieved with sharp exterior palettes with modern building materials used to accent and highlight features on the exterior form and large windows to bring in natural light.



FORM AND MASSING

- Massing reflects an articulated facade variations in plane. Irregular facades are common.
- Unique roof forms – a mix of flat roof and single-sloped roof lines in creative applications. (max. 4/12 roof pitch, with 24" or wider overhangs)
- Extensive use of natural light and large openings
- Distinct vertical massing and projections are incorporated into the design to provide articulation and a visual break on the main wall faces.

MATERIALS AND COLORS

- Siding or acrylic stucco is layered with flat panel details, siding, simulated wood grain siding, at visible elevations.
- Stone profiles suited are Brick, Mountain Ledge, Cliff stone.
- Colors feature mid-to-dark, warm earth tones with colors and materials applied to whole masses – with warm, wood-tone accents.
- Premium secondary materials may include board and batten, metal wood tone materials, or panels. All materials must be composite, smooth finishes are best suited to the style.

DETAILS

- Linear, modern simplicity in projections and overall design
- Large expanses of glazing, modern configurations, clerestory windows.
- Window frames must be darker, white windows are not permitted.
- Trims are not required, provided the proportions of the windows are well-suited to the style.
- Front porches are integral and shall be covered by a roof at the main level – no 2-Storey front entrances will be permitted.
- Thickened fascia (Min. 8"), often stepped to broader dimensions.
- Modern style entry and garage doors
- Steel or metal features such as beams, trellis', posts and brackets

5 DESIGN ELEMENTS

5.1 ROOF DESIGN & PITCH

Roof designs, pitches, and overhangs should reflect the massing of the chosen architecture style whenever possible. Rooflines with varied heights, dormers, and gables are encouraged. On contemporary homes, flat and shed roof elements will be highly encouraged. Other considerations when designing roof structures are:

- Rooflines on all highly exposed elevations (side and rear) are to incorporate dormers or gable ends with decorative treatments that match the front elevation.
- Single-sloped rooflines will be permitted in secondary locations when suited to the overall house design provided the overall massing addresses a traditional form.
- Exaggerated overhangs (to the front) and/or thickened fascia will be encouraged when suited to the style and design submitted.
- Flat roofed accent areas will be encouraged.
- 3rd storey spaces will require careful integration of rooflines to lessen the impact of the upper floor development.

5.2 FRONT ENTRIES

The front entry of a home is an integral element of the overall design and is expected to be a focal point of the front elevation and/or exposed side elevation.

- Front entries are to be visible from the street.
- Entries are to be fully defined – achieved either by recession into the house or with suitable roofline distinction. Flat, angle roof lines, beams and trellises are acceptable and recommended accents to create interest at the entry.
- Angled entries will be permitted provided they are enhanced with strong features identifying the entry.

5.2.1 Porches, Front Steps, and Risers

Front porches will be encouraged when suited to the style of the home and present an integral feature of the overall exterior. To maintain the design standards of the community, front porches are recommended to be:

- Finished in smooth concrete with simple smooth or masonry columns and metal, glass, or no railings.
- A minimum of 5 feet deep to provide a reasonable gathering space.
- Bases of all porches must be closed in and finished in an appropriate solid material.
- Wood entry steps will only be permitted when a porch is included as an integral part of the design. Wood steps, if accepted, must be finished – with all vertical, exposed surfaces painted to match the color of the home. Railings will not be permitted to be constructed with wood.



5.2.2 Front Doors

The entry door will be the final detail in creating distinction and exemplifying the style persona. Builders are encouraged to get inspiration from the architectural style of your home. Entry door color may make a personal statement but must be painted. Additional considerations:

- Glazing, sidelights, and/or transom windows are encouraged.
- Real wood or fiberglass doors stained (a wood colour) are encouraged.
- White front doors are not acceptable.

5.3 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. Modern style metal and glass railings are preferred on all architectural styles on both front and rear elevations. Acceptable railing materials include:

- Aluminum
- Wrought Iron
- Glass Panel

PLEASE NOTE: Railings constructed of wood will not be permitted.

5.4 COLUMNS

Entrances can be justly enhanced with feature columns that add to the overall expression. All column design is expected to properly suit and express the chosen architectural style. Other considerations when designing columns for the entry are:

- All columns may include smooth finishes, simple square cap and base details, metal trim or finish. Horizontal siding posts are not acceptable.
- All columns must be a minimum size of 12"x12".
- Timber columns are encouraged but must be stained or finished appropriately.

5.5 WINDOWS

Window layouts and sizes are very important to fully achieve the characteristics of a particular architectural style. Larger expanses of glass will establish the strength of the style and more unusual configurations will provide interest and excitement. All exteriors are to address windows in a significant manner with the following considerations:

- Window styles, sizes and groupings should be proportionate to the wall space available and specific designs should adhere to the chosen Architectural style.
- Acceptable window frame materials are:
 - Prefinished metal clad.
 - Vinyl
- All windows grilles must be external simulated divided lights (SDL'S).

5.6 PROJECTIONS/CHIMNEYS

Chimneys & box-outs provide interest on the exterior of a home. To ensure that they are treated as integral elements chimneys and box-outs must:

- Be finished to match the exterior wall material or suitable complementary finish.
- Extend down to grade in all exposed locations (wherever possible).
- All projections are recommended to provide a distinct break in color/material and to be finished in upgraded materials.



5.7 GARAGE DOORS

Garage door style and finishes must be designed to be an integral element of the overall style of the home and must be appropriate to the chosen style of the home. Some considerations when selecting a garage door:

- Doors are not to exceed 8' in height and 20' in width.
- Windows are permitted and glazing panels in unique configurations are preferred.
- The garage door is to be maintained in a colour that matches the predominant siding colour, the trim colour, or is an acceptable complimentary colour.
- Upgraded styles and finishes – when properly suited to the style – are encouraged.





5.8 LIGHTING

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

6 MATERIALS & COLOURS

6.1 PRIMARY WALL MATERIALS

Traditional lap profile vinyl siding in a premium dark colour will be the preferred primary wall material. Standard vinyl siding may be permitted as the primary wall material on strong designs which feature a large quantity of upgraded (non-vinyl) secondary materials on all exposed elevations – standards which will be administered at the discretion of the architectural coordinator.

In all cases, materials that are chosen are to reflect the architectural style, any alternate cladding materials need to be submitted review.

6.2 SECONDARY WALL MATERIALS

Premium secondary wall materials and colours in adequate quantity are required and will be specified in the provided style guides. Builders are to refer to Style Guides in section 4.0 for specific requirements of secondary materials.

In general, permissible secondary materials are:

- Style-suited masonry and brick
- Accented stone tile (in addition to prominent stone/brick base material),
- Composite board and batten
- Accented horizontal siding or smooth finish acrylic stucco.
- Panels – composite, metal, alternate materials as requested.
- Shakes – Composite – cedar shakes are not permitted.
- Metal wood-tone products
- Other materials as requested.

PLEASE NOTE: Vinyl materials (board and batten, shakes, etc.) will be permitted on a limited basis with masonry.

6.3 TRIMS, FASCIA, AND SOFFIT

To ensure the clean, neat aspect of all the architectural styles is fully complemented, trim work must meet the following requirements:

- Acceptable trim materials are smartboard, wood, raised acrylic stucco or other upgraded materials. **Aluminum trim will not be permitted.**
- Trim must extrude, or sit proud of the wall material (0.5")

- Trim should be at minimum 6" wide on all elevations, but may be allowed as a thinner profile at the suggestion of the AC.
- Homes with modern expressions may not require window trims providing windows suit wall space without and are of adequate size.
- Fascia must be a minimum of 8" in height and is to be constructed with smartboard for any open gables.
- Rainware must be limited on exposed elevations. Downspouts should take place on side and rear elevations of homes only. Eavestrough colours are to match the fascia colour.
- Soffits may be prefinished metal – wood tone products or finishes are encouraged.

6.4 MASONRY

For all lots in this community, it is required that masonry:

- Must sit proud of the transition material to achieve the required definition.
- Be applied to portions reflecting structural integrity. Floating masonry sections will not be permitted.
- Taken to grade (within 2") in all cases.



- If no masonry is used, homes will require a substantial amount of upgraded, secondary material (by style) as well as strong design features with an elevated level of detail overall.

6.5 COLOURS

Colours are an integral element in reinforcing the design style and vision for the community of Alces and will reflect the materials, finishes, and colors appropriate to the specific architectural style. All colour submissions will be reviewed on an individual basis and alternative colours will be recommended when necessary to create and maintain rich, diverse, blended streetscapes. Other considerations will be:

- Repetition of colour schemes will be monitored to ensure pleasing variety is achieved.
- Roof colours will be limited to darker shades of grey, brown, and black.
- Entry door color may make a personal statement but must be compatible with the overall color scheme of the house. White front doors will not be acceptable.



- Garage doors are to be painted to match the siding colour, trim colour or an acceptable complimentary colour.
- Upgraded garage doors with wood finishes or full glazing will be encouraged – but also reviewed on a case-by-case basis.

7 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.



7.1 GENERAL REQUIREMENTS

The following guidelines are encouraged within the landscaping design for all lots:

- Incorporate sustainable, low maintenance landscaping that minimizes requirements for potable water use, manufactured fertilizers, and pesticides.
- Incorporate variety in layout and proportions of hard surface, lawn, and shrub bed areas to promote diversity of landscaping across adjacent lots.
- Include food producing trees and shrubs within landscaping designs.
- Use permeable materials such as permeable concrete unit pavers, “grass pave” pavers, stone, cobblestone, brick or their equivalent for hard surface pedestrian path areas.
- Where space permits, integrate planting beds around building foundations to soften the edges of buildings. Perimeter plantings are also encouraged to screen adjoining properties and soften the appearance of fencing.
- Artificial grass or turf are contraindicated in favor of more permeable materials and indigenous plants that contribute to the habitat of this ecologically responsible neighbourhood. Artificial grass or turf will not be permitted.
- All plant material is recommended to be selected from the list of plants attached as **Appendix A**, comprised of native and drought tolerant plant species. Use of native plants has advantages over use of “exotic” species as native plants are well adapted to the local climate and soil conditions, and generally require less maintenance to establish and thrive.

Use of native species also provides additional habitat for the birds, butterflies, insects, and other creatures that depend on them. A native landscape incorporating a wide range of plant forms and species (trees, shrubs, grasses and forbs) should generally be more genetically diverse than a typical ornamental landscape and should be more resistant to disease.

7.2 DESIGN REQUIREMENTS

All landscaping design requirements are applicable to ALL lots and shall be provided in accordance with the below Figure 1:

LANDSCAPING REQUIREMENTS FOR ALL LOT TYPES	
1.1.1.1	Builders within the community of Alces are responsible for the following landscaping except for Single Detached Front Drive 2-car Garage Product:
1.1.1.1.1	Landscaping the Front Yard of each lot as per these guidelines;
1.1.1.1.2	Providing topsoil in the Rear Yard of each lot;
1.1.1.1.3	Landscaping the Side Yard flanking public roadway on corner lots; and,
1.1.1.2	Homeowners are responsible for the installation of all landscaping not described in Section 1.1.1.1 for their respective homes (Rear and Side Yard landscaping).
1.1.1.3	Homeowners of Single Detached Front Drive 2-car Garage Product are responsible for ALL landscaping as described in these guidelines for their respective homes. A landscaping deposit of \$3000.00 per lot is required for all lots of this product type.
1.1.1.4	The total area of sod shall not exceed 50% of the total Front Yard landscaped area. The remaining area should be comprised of planting beds, naturalized landscaping or xeriscaping, gardens, trees, or other soft landscape component. Rock gardens may also be appropriate. A pedestrian path or hard landscape may be included in the remaining 50%, but not with the intent of comprising the entire remaining 50%.
1.1.1.5	It is preferred that all planting beds are mulched with 75 mm depth ground tree mulch or equivalent to limit weed growth and reduce evaporation. However, rock planting beds will also be accepted.
1.1.1.6	All corner lots, regardless of lot type, shall incorporate a minimum of four (4) shrubs within the flanking side yard.
1.1.1.7	Boulevard trees and sod shall be always protected during construction. Builders must install a temporary protective fence around the existing trees, at or beyond the nearest trees' drip line. Builders are responsible for the erection and maintenance of temporary protective fencing. Protective fencing must remain during the entire construction process and only be removed when all construction is completed. Builders must ensure that adequate measures are in place to protect trees from damage during construction period.

Figure 1: Landscaping for ALL LOTS and SPECIFIED Lots



7.3 MINIMUM REQUIREMENTS

All minimum landscaping design requirements are applicable to ALL SPECIFIED lots.

HOUSING TYPE			FRONT YARD PLANTING REQUIREMENTS	
NON-FRONT DRIVE	1.1.2	Row Housing (per unit unless otherwise specified)	1.1.2.1	One (1) tree per unit (min. 40 mm calliper for deciduous, 1.5 m height for coniferous).
			1.1.2.2	Minimum of three (3) shrubs (coniferous or deciduous), # 4 container size.
			1.1.2.3	Sod will be permitted for areas exceeding 15 m ² but shall not exceed 50% of the landscaped area.
	1.1.3	Semi-Detached Housing (per unit)	1.1.3.1	One (1) tree (min. 40 mm calliper for deciduous, 1.5 m height for coniferous).
			1.1.3.2	Minimum of four (4) shrubs (coniferous or deciduous), # 4 container size.
	1.1.4	Single Detached Housing	1.1.4.1	One (1) tree (min. 40 mm calliper for deciduous, 1.5 m height for coniferous).
			1.1.4.2	Minimum of five (5) shrubs (coniferous or deciduous), # 4 container size.
FRONT DRIVE	1.1.5	Row Housing (per unit unless otherwise specified)	1.1.5.1	One (1) tree per 2 units (min. 40 mm calliper for deciduous, 1.5 m height for coniferous).
			1.1.5.2	Minimum of four (4) shrubs (coniferous or deciduous), # 4 container size.
			1.1.5.3	Sod will be permitted for areas exceeding 15m ² but shall not exceed 50% of the landscaped area.
	1.1.6	Semi-detached housing (per unit)	1.1.6.1	One (1) tree (min. 40 mm calliper for deciduous, 1.5 m height for coniferous).
			1.1.6.2	Minimum of six (5) shrubs (coniferous or deciduous), # 4 container size.
	1.1.7	Single detached housing	1.1.7.1	One (1) tree (min. 40 mm calliper for deciduous, 1.5 m height for coniferous).
			1.1.7.2	Minimum of six (6) shrubs (coniferous or deciduous), # 4 container size.

Table 1: Landscaping for ALL LOTS and SPECIFIED Lots

7.4 FENCING

Fencing is an essential element in community design as it defines ownership and allows for screening and privacy.

7.4.1 Requirements, Typical Lots

- Fencing on lots other than where provided is the responsibility of the Purchaser to construct. Maintenance of all fencing is the sole responsibility of the Purchaser.
- All fencing within the neighbourhood shall be constructed in accordance with the fence details for wood screen fencing, chain link fencing and decorative steel fencing provided in **Appendix B**.
- Fencing for typical lots shall be designed as shown in Figure 2: Fencing Plan – Typical Lots, with 1.5 m wood screen fencing along the rear and side yards. Fencing height may be reduced to 1.2 m along the length of the house structure.

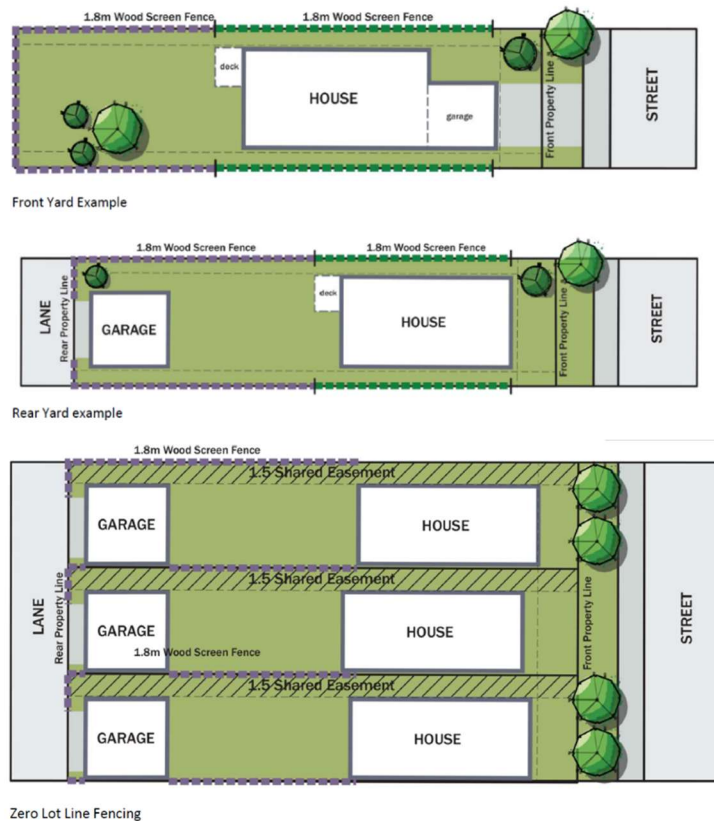


Figure 2: Fencing Plan – Typical Lots



7.4.2 Requirements, Amenity Lots

- Fencing for all lots backing onto the storm water management facility, neighborhood open spaces and major walkways shall be designed as shown in **Figure 3: Fencing Plan – Stormwater Management Facility, and Neighborhood Parks and Walkway Lots.**
- On the side property line, 1.2 m or 1.5 m wood screen fencing is required along the length of the house up to the end limit of the rear deck. Further back from the rear deck, the side yard fence shall be 1.2 m chain link fencing, or optional decorative steel.

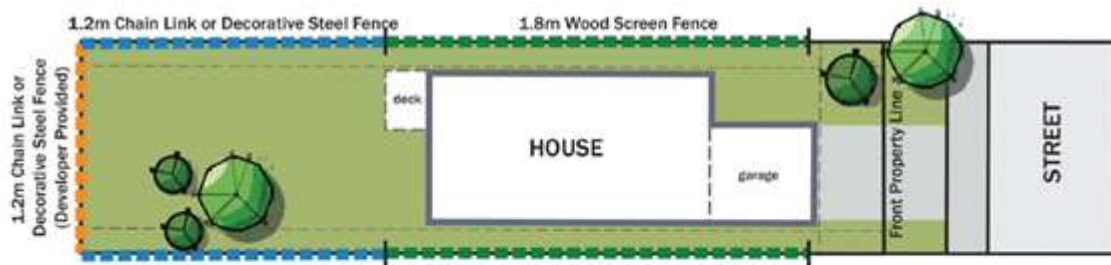


Figure 3: Fencing Plan – Stormwater Management Facility,
Neighbourhood Parks and Walkway Lots

Notes:

- All landscaping shown is conceptual. Refer to landscape requirements within this document
- All wood screen, chain link, and decorative steel fencing must be constructed in accordance with the fence details provided in appendix B

Figure 3: Fencing Plan – Stormwater Management Facility, Neighborhood Parks, and Walkway Lots

8 PROCESS OF APPROVAL/CONSTRUCTION

The following process will be followed for submissions for architectural approval and inspections in Alces.

8.1 REVIEW

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

8.2 SUBMISSION 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 set up, 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 1 of this document.

8.3 SITE CHECK

The Purchaser is responsible for checking the site itself, legal plan of survey, plot plan 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 mailboxes

PLEASE NOTE: Builder is to note any other items which may affect the house design, impact its siting or the size or location of the driveway and report all problems to the Architectural Consultant in writing.

8.4 APPROVAL SERVICES

The review process of the Developer's consultant is designed to assist the builder group in their product development and sales by offering a flexible range of service options. Below is a quick summary of each service.



8.4.1 Pre-approval

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, lot coverage, 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.

PLEASE NOTE: As part of the pre-approval service, the consultant will provide a preliminary plot (with both siting and grading recommendations) with a prescribed front setback that is suitable to the submitted massing of the house, its relationship on the street, and compliant with staggered setback requirements that are set out in the guidelines.

Next Steps: A preliminary review will be published on Streetscape – including working drawings, preliminary plot plan, and a color 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 color 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.

8.4.2 Final Approval

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 colors.

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.

8.4.3 Final Approval (Without Preliminary)

The preliminary review process is highly recommended – but not required. Builders/purchasers who wish to bypass the preliminary approval and come straight for final approval must provide the submission requirements listed in section 8.5. Additional considerations when submitting for Final Approval (without Preliminary review) are:

- The elevation/model must be Portfolio reviewed OR
- Additional diligence has been taken on the part of the purchaser/builder to ensure that the model is acceptable for final approval. This would entail a comprehensive review and compliance with all architectural guidelines, high exposure designations, conflict consideration, and a complete list of acceptable colors and materials.
- Consideration of the front setback – models with overpowering massing will require increased front setbacks.

Submissions requiring minor modifications/revisions may be completed as a Final Approval (with Conditions) with **required changes** identified as a condition for the approval. Submissions coming straight to final that require more consequential changes will be completed as a pre-approval.

8.4.3 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**.

8.5 BUILDING PERMIT

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

8.6 SURVEYOR STAKEOUT

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

8.7 FINAL INSPECTION

Return of the Architectural and Landscaping deposit will be released to the builder upon satisfactory completion of the house as per the architectural approval. 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.



8.7.1 Inspection Submission Requirements

To initiate an architectural inspection and return of the deposit, all construction must be completed – exterior and landscaping completed in accordance with these guidelines AND as per the house plan approval. Architectural and landscaping inspection requests are to be consolidated into one request and will not be reviewed separately. The following will be required to be completed:

- 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 request to E2 & Associates to conduct the architectural and landscape inspection.

PLEASE NOTE: The request must include a comprehensive photo inspection (of the architectural and landscaping components) **Builder is to consult Photo Inspection Success Guide** located in the Streetscape Library for specific requirements. This document library will house all required forms, inspection policy documents, and resources (success guides) – if further information is required.

Next Steps: Once the final inspection is complete, a report will be sent to the Developer. The Builder will be notified of any architectural and landscaping deficiencies and will be given a time frame in which to correct the deficiencies.

8.8 RETURN OF DEPOSITS

Upon receipt of an approved final inspection (published on the Streetscape platform), all builders/property owners must contact the Developer for release of the Architectural and Landscaping Deposit.

9 ADDITIONAL REQUIREMENTS

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 ADDRESS PLAQUES

All homes are required to post an **Alces** Address Plaque to indicate the municipal address of their property at the street side and to ensure consistency of numbering throughout the neighborhood. This plaque may be obtained upon submission of a completed Acknowledgement Form which is to be submitted to E2 & Associates electronically. Installation of this address plaque is required as part

of fulfillment of the Landscaping Requirements (i.e. Landscaping Deposits will not be returned without completion of this requirement).

9.3 SATELLITE DISHES AND ANTENNAS

Satellite dishes or antennas must not be visible from the street and must be screened from view. Recreational vehicles may not be parked in front of any residence for longer than 72 hours.

Recreational vehicles, including, but not limited to, travel/camper trailers,

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 CONSTRUCTION REGULATIONS

9.5.1 Signage

To maintain cohesiveness for signage within the subdivision, all signage will be supplied by the Developer. Builder signage will be allowed on a builder's lot only; no homebuilder or contractor signage will be allowed on medians or boulevards.

9.5.2 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.

9.5.3 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. Additional storage requirements are:

- Items stored must be stored in an organized manor 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
- Garbage bin(s) are required.
- Any unkept lots will be notified and charged back for clean up and management fee (500\$)



APPENDIX A: RECOMMENDED NATIVE PLANTS

BOTANICAL NAME	COMMON NAME	Mature Height *meters
Coniferous Trees		
<i>Picea glauca</i>	White Spruce	15
<i>Picea mariana</i>	Black Spruce	15
<i>Pseudotsuga menziesii glauca</i>	Douglas Fir	12
<i>Pinus banksiana</i>	Jack Pine	12
<i>Pinus cembra</i>	Swiss Stone Pine	10
<i>Pinus contorta latifolia</i>	Lodgepole Pine	12
<i>Larix laricina</i>	Tamarack	10
<i>Larix sibirica</i>	Siberian Larch	12

BOTANICAL NAME	COMMON NAME	Mature Height *meters
Deciduous Trees		
<i>Betula papyrifera</i>	Paper Birch	12
<i>Celtis occidentalis</i>	Hackberry	10
<i>Crataegus arnoldiana</i>	Arnold Hawthorn	4
<i>Crataegus mordenensis "Snowbird"</i>	Snowbird Hawthorn	4
<i>Crataegus mordenensis "Toba"</i>	Toba Hawthorn	3
<i>Eleagnus angustifolia</i>	Russian Olive	7
<i>Fraxinus pennsylvanica "Patmore"</i>	Patmore Ash	12
<i>Malus adstringens 'Kelsey'</i>	Kelsey Crabapple	4
<i>Malus adstringens 'Royalty'</i>	Royalty Crabapple	5
<i>Malus adstringens 'Strathmore'</i>	Strathmore Crabapple	5
<i>Malus adstringens 'Thunderchild'</i>	Thunderchild Crabapple	
<i>Malus bacata</i>	Siberian Crabapple	
<i>Populus balsamifera</i>	Balsam Poplar	20
<i>Populus tremuloides</i>	Trembling Aspen	20
<i>Prunus nigra</i>	Canada Plum	5
<i>Prunus pensylvanica</i>	Pincherry	5
<i>Prunus virginiana "Schubert"</i>	Schubert Chokecherry	5
<i>Prunus virginiana melanocarpa</i>	Black Chokecherry	5
<i>Pyrus ussuriensis</i>	Ussurian Pear	8
<i>Quercus macrocarpa</i>	Bur Oak	20
<i>Sorbus Americana</i>	Mountain Ash	8
<i>Syringa reticulata "Ivory Silk"</i>	Japanese Tree Lilac	5

BOTANICAL NAME	COMMON NAME
Coniferous Shrubs	
<i>Juniperus communis</i>	Common Juniper
<i>Juniperus chinensis</i> var. (Blue Pfitzer, Gold Coast, Golden Pfitzer Juniper, Old Gold)	Chinese Juniper
<i>Juniperus horizontalis</i> var. (Plumosa, Hughes, Bar Harbor, Blue Carpet, Blue Rug)	Creeping Juniper
<i>Juniperus horizontalis</i> "Blue Carpet"	Blue Carpet Juniper

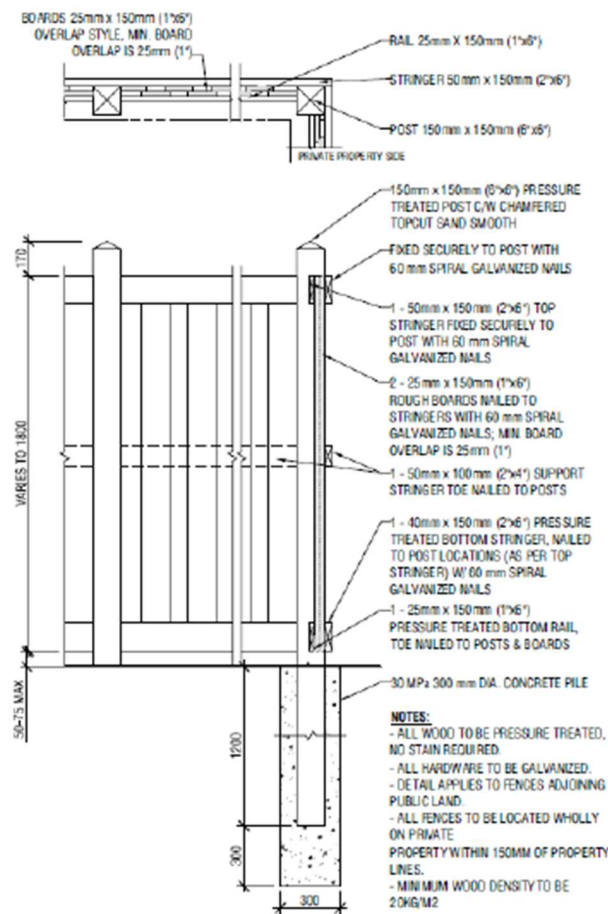
Juniperus Sabina var. (Arcadian, Broadmoor, Calgary Carpet, Skandia)	Savin Juniper
Pinus mugo	Mugo Pine
Pinus mugo "Pumilio"	Dwarf Mugo Pine

BOTANICAL NAME	COMMON NAME
Deciduous Shrubs	
Amelanchier Alnifolia	Saskatoon
Arctostaphylos uva-ursi	Bearberry
Caragana pygmaea	Pygmy Caragana
Caragana arborescens var. Pendula	Weeping Caragana
Caragana arborescens "Lorbergi"	Walker's Weeping Caragana
Cornus stolonifera	Red Osier Dogwood
Corylus cornuta	Beaked Hazelnut
Eleagnus commutate	Wold Willow
Sorbaria sorbifolia	Falsespirea
Genista pilosa	Genista
Hippophae rhamnoides	Sea Buckthorn
Ledum groenlundicum	Labrador Tea
Lonicera edulisvar. Kamtschatica (Berry Smart Blue, Berry Smart Belle, Cinderella)	Sweetberry Honeysuckle
Linicera tartarica "Arnold Red"	Tartarian honeysuckle
Physocarpus opulifolius	Golden Ninebark
Potentilla fruticosa var. (Abbotswood, Goldfinger, Pink Beauty)	Potentilla
Prunus cerassus 'Evans'	Evans Sour Cherry
Prunus tomentosa	Nanking Cherry
Ribes alpinum	Alpine Currant
Ribes oxycanthoides	Gooseberry
Ribes nigrum	Black Currant
Ribes rubrum	Red Lake Currant
Rosa acicularis	Prickly Rose
Rosa rugosa var. (Adelaide Hoodless, Blanc Double de Coubert, Dart's Dash Pink, Fimbriata, Hansa, Marie Bugnet, Therese Bugnet)	Rugosa Rose
Rosa woodsii	Common Rose
Rubrus	Wild Raspberry
Salix purpurea	Arctic Willow
Sambucas racemosa	Red Elder
Shepherdia argentea	Thorny Buffaloberry
Shepherdia canadensis	Buffaloberry
Syringa x hyacinthiflora	American hybrid Lilac
Syringa meyeri "Palabin"	Dwarf Korean Lilac
Syringa patula "Miss Kim"	Manchurian Lilac
Syringa vulgaris (Beauty of Moscow, Belle de Nancy, Charles Joly, Katharine Havemeyer, Madame Lemoine, Sensation)	Common lilac
Syringa x chinensis	Chinese Lilac
Symphoricarpos alba	Snowberry
Viburnum opulus "Nanum"	Dwarf European Cranberry
Viburnum trilobum	Highbush Cranberry
Viburnum trilobum "Bailey's Compact"	Dwarf Highbush Cranberry



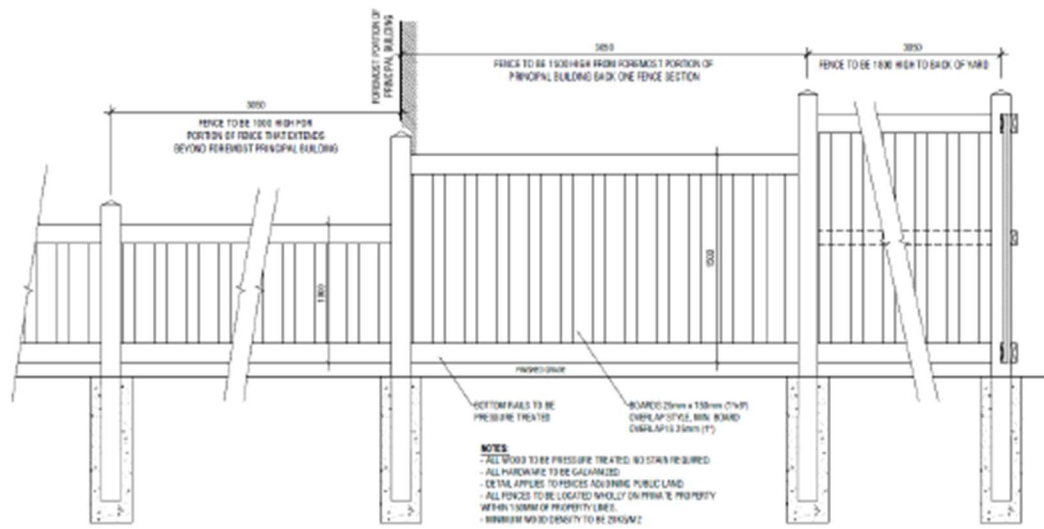
APPENDIX B: FENCE DETAILS

PLEASE NOTE: **Fences are to be built and finished with pressure-treated wood ONLY.** There is to be no stain applied to any of the wood members, and fences are not permitted to be painted. This fencing detail is to be used for construction purposes ONLY and is to disregard any notes regarding finishing requirements.



1.8m HEIGHT OVERLAP WOOD SCREEN FENCE

SCALE: NTS

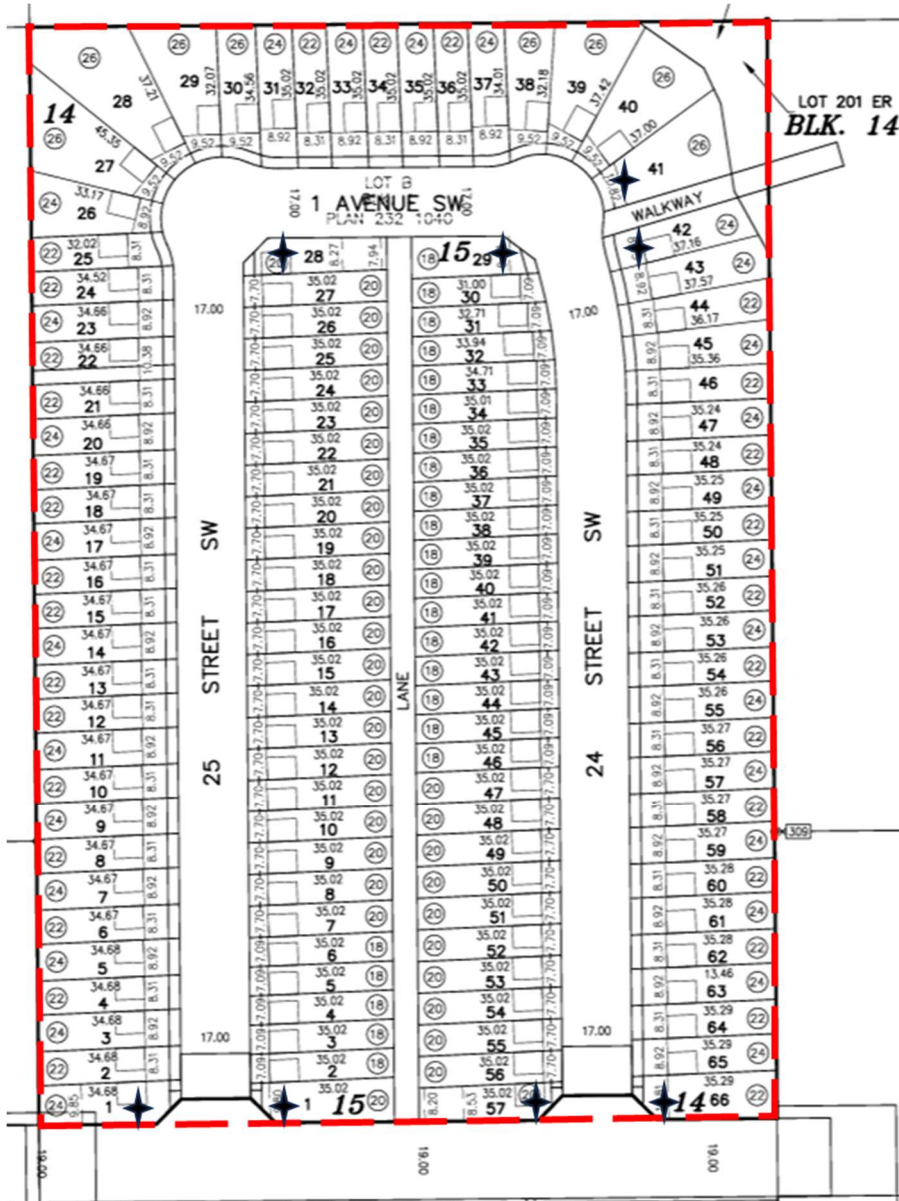


OVERLAP BOARD WOOD SCREEN STEP DOWN FENCE

SCALE: NTS



APPENDIX C: HIGH VISIBILITY LOTS

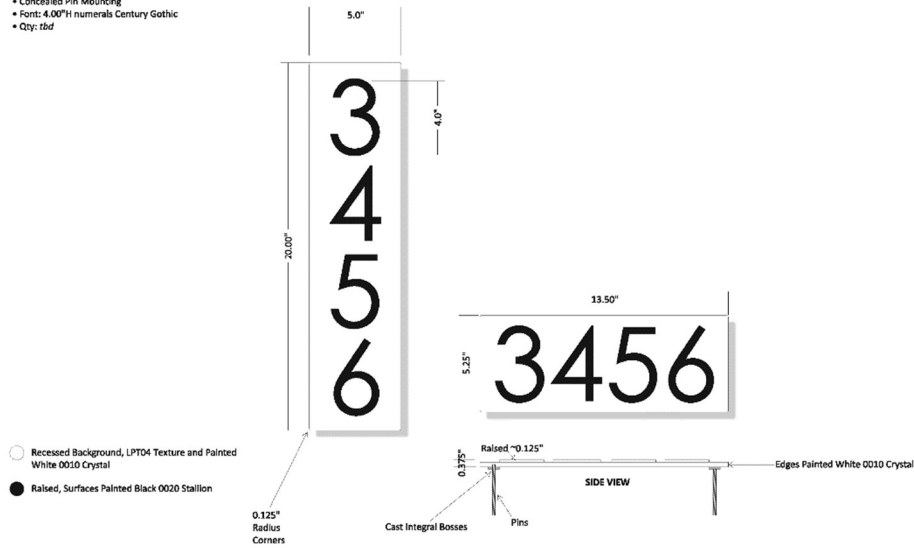


APPENDIX D: ADDRESS PLAQUE DESIGNS

Cast Address Plate

ITEM 31 CAST PLAQUE(S)

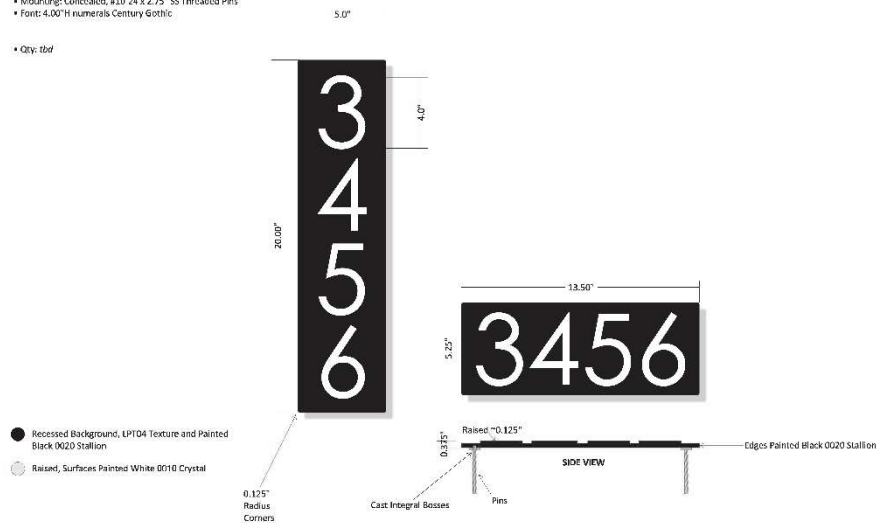
- Material: Aluminum
- Concealed Pin Mounting
- Font: 4.00"H numerals Century Gothic
- Qty: tbd



A ITEM 31 CAST PLAQUE(S)

- Material: Aluminum
- Mounting: Concealed, #10 24 x 2.75" SS Threaded Pins
- Font: 4.00"H numerals Century Gothic

• Qty: tbd





Engraved Address Plate

ITEM 1 ENGRAVED PLATE(S)

- Material: CNC Cut Aluminum, 0.25" Thick
- Concealed Pin Mounting, with Offsets
- Font: 4.00"H numerals Century Gothic
- Qty: 124

