

TERWILLEGAR HILL ESTATES

Architectural Guidelines

Summary

Implemented 04 2015, 05 2020.

I. OBJECTIVE

To encourage design of the highest quality, reflecting a comprehensive planned image, appropriate to the setting.

House plans will be reviewed prior to construction to assure adherence to the guidelines.

Applicants may provide alternatives for consideration if they meet the overall standards of the City of Edmonton at time of construction.

Setback, Siting, Coverage, Massing & Height

- shall conform to those of RF-1 District.
- maximum of 40% coverage for house & garage; maximum height 10m (32.8ft).
- overall site composition of sloped roofs, while allowing for uniqueness.
- sizes of adjacent houses to be generally consistent regarding apparent volume.

Minimum House Size

	Minimum area	floor
Bungalow	1600 sq. ft.	
1-1/2 Storey	1800 sq. Ft.	
Split (2 levels)	1400 sq. ft.	
Two Storey	1800 sq. ft.	

In Ferris Way

	Minimum area	floor
Bungalow	1800 sq. ft.	
1½ Storey	2200 sq. ft.	
Split (2 levels)	1700 sq. ft.	
Two Storey	2200 sq. ft.	

Lot Grading

- Lot grading is to follow the natural slope of the land form. If excessive grading is required, such plan may not be allowed.
- On lots where the rear yard elevation is significantly higher than the front, the house is to be designed to avoid a full, 3-storey high, front wall elevation.
- The main floor elevation of houses which are

not split-level or side-split plans, must not be higher than 2'6" above the finished elevation at the front of the garage.

- Downspouts without extensions with attached concrete splash pads are mandatory. Splash pads are also required for the sump pump discharge pipe.
- *In Ferris Way*, the roof leaders of any buildings less than 60m from top-of-bank must discharge onto splash pads sloped towards the nearest roadway.

Repetition

- Approximately identical houses may not be repeated more than every sixth house; a change of material and reversing the plan is not sufficient.

II. MATERIALS

1. Roof

- Cedar shakes or clay tiles, metal, rubber shakes, equivalent or better. No Asphalt shingles.
- color must be earth tones, terracotta, grey or brown.
- Solar panels installation and location on roof must be consulted and approved by HOA.

2. Chimneys

- To be brick, stone, siding or stucco to match exterior.
- All chimneys to incorporate corbelled detail (such as Queen Anne Style).

3. Exterior Finish

- brick, stucco, stone, decor siding, double-four, or double-five vinyl subject to color approval.
- horizontal siding only.
- California style stucco subject to color approval; must have detailed massing elements characteristic of California Homes. □ Maximum 2'0" concrete walls exposed above grade.
- garage door painted or stained wood.

4. Elevations

- Front treatment should incorporate trim boards, arched elements, balconies etc.

to avoid large expanses of vertical wall. Corner lots to treat both exposed elevations.

- Rear elevation which are highly visible to conform to same standards.
- Use of brick or stone on front elevation must wrap a minimum of 2'0" onto side elevations.

5. **Accessories**

- Exterior lighting fixtures and accessories are to be metal.
- Two lighting fixtures flanking garage; one at front door and one on front walkway.

6. **Driveways / Garages**

- Materials – exposed aggregate, paving stone, concrete.
- Garages sited to conform to the subdivision driveway plans.

7. **Ancillary Buildings**

- Side wall elevation no higher than adjacent fencing.
- Wall finishes and colours must complement the house, while roof materials are to match.

III. **LANDSCAPING / FENCING**

1. **Trees & Sod**

- 3 trees, sod with 3" topsoil within 6 months of completion; trees a combination of (caliper 3") deciduous and 10' -12' conifers (forms part of final acceptance requirements).

2. **Fencing**

- Side and rear to be consistent with standard subdivision fence design (colour and style) to be constructed within 6 months of house completion, weather permitting. (Fence plan available from Terwillegar Hill Estates) *note: *Alberta's Good Neighbour Act*, makes it incumbent on neighbours to share cost of fencing.
- **Fence paint: BEHR.... MOUNTAIN SPRUCE**
- Perimeter and walkway wooden fences are the responsibilities of the Homeowners. The Brick fences along the boulevard is the responsibility of the HOA.

IV. **OTHER GUIDELINES**

1. **Recreation/Commercial Vehicles**

- More than 3/4-ton capacity shall be screened from visibility.
- Must comply with City of Edmonton Bylaws or it will be subject to removal.

2. **Appearance**

- Written notice of any damage to improvements to be given before construction or major renovation begins; Homeowners must always keep lot clean and orderly; no burning of garbage. Sound Bylaws must be complied.
- Satellite antennas, HVAC, alternative Energy devices shall be screened from view and discreet.
- Must comply with City of Edmonton Bylaws or it will be subject to removal.

V. **APPROVAL PROCESS by HOA**

Security Deposit

- \$3,500 refundable security deposit to be submitted to HOA prior to House Plan Approval Application.

Plan Approval

- Plans for House, Landscaping and Fencing received by designated Architectural Consultants and approvals will be accorded based on adherence to the Design Guidelines.
- \$2000 refunded upon satisfactory completion of the building and \$1500 refunded upon satisfactory completion of the landscaping and fencing.
- Changes from approved plans must be submitted in writing, for approval.
- Terwillegar Hill Estates (HOA) will review and recommend approval or rejection.
- This summary highlights the Design Guidelines registered against Title. The complete Design Guidelines are available from the Homeowners' Association on request.

The HOA (The Terwillegar Hill Estates Home Owners Association) may revise these Guidelines at their discretion.