

SAXONY GLEN

IN GLENRIDDING RAVINES

ARCHITECTURAL GUIDELINES
February 2022

e2+associates





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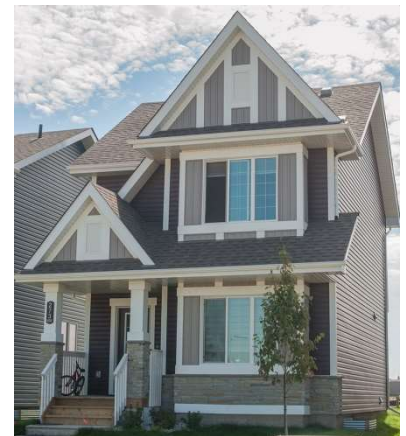
SAXONY GLEN

The Community

The community of Saxony Glen is located in the Glenridding Ravines area of southwest Edmonton. The location of Saxony Glen encourages livability, connectivity and walkability by providing a variety of parks and open spaces integrated with the natural amenities of the Whitemud Creek Ravine.

Saxony Glen will offer a mix of housing types unified through common design elements and features that will reinforce the character and lifestyle of the neighborhood.

The architectural theme of Saxony Glen will provide a contemporary interpretation of Heritage style architecture. Houses will utilize the massing and forms of traditional styles such as Craftsman, Colonial and Arts and Crafts and infuse these with modernized detailing that is clean, neat and simple. Combining these exterior designs with bold siding colours, high contrasting white trim and strong masonry elements will produce streetscapes that exude a progressive yet comfortable persona.



Amenities

Our community of Saxony Glen is located in the Neighbourhood Structure Plan of Glenridding Ravine, within the Windermere Area Structure Plan (ASP) in southwest Edmonton. Saxony Glen in Glenridding Ravine encourages livability, connectivity and walkability by providing a variety of parks and open spaces integrated with the natural amenities of the Whitemud Creek Ravine. The neighbourhood offers a wide range of housing types, opportunities for community interaction as well as recreation and community commercial activities.

Demographics

In the community of Saxony Glen, the wide range of housing product options will draw a wide cross section of buyers including families, young singles and downsizing empty nesters.

Markets

The homes in Saxony Glen will address these buyers' expectations with product types that include:

- Townhomes
- Semi-detached homes with and without an attached garage
- Starter single family zero lot line homes with and without an attached garage
- Move-up single family zero lot line homes with an attached garage
- Semi Estate single family amenity backing homes with an attached garage

With a quality builder group, creative design, and beautiful urban landscaping, homeowners can have a house to call home in a neighbourhood close to amenities that they need.





Architectural Guidelines Objectives

The architectural guidelines for Saxony Glen will initially establish the character of the community and ultimately strive to maintain the integrity of the community for years to come. The guidelines will aim to ensure that the community of Saxony Glen presents an impression of quality yet recognizes the importance of affordable housing product.

General

The developer's architectural consultant will review all homes in the community of Saxony Glen, to ensure compliance with all aspects of the architectural guidelines, before being permitted to proceed for permits and construction. All construction must comply with all local building codes and ordinances.

Land Use and Zoning Regulations

Due to the variety of land use and zoning requirements in the Saxony Glen area all builders are to ensure familiarity with the appropriate requirements and stipulations.

Site Planning

House Placement

Builders are to choose home designs that are suited to all the attributes of the lot. Builders are to review all available information and ensure the proposed house takes into account the lot size, lot location, site grading and view potential. Houses are expected to fill the lot width appropriately, avoid unnecessary use of retaining walls and provide interesting and appropriate elevations in exposed locations.

Setbacks

General setbacks on all lots will be governed by the minimum setback requirements as per the City of Edmonton by-law requirements.

Front Setback

The developer's architectural consultant will monitor front setbacks. To create more interesting streetscapes variety will be provided in the front setbacks along the street.

In areas where a more expansive street ambience is desired an increase in the minimum front setback will be utilized and variety between units will occur. Homes with greater massing will require increased setbacks to reduce their dominance on the street.

Minimum Front setback requirements from the property line:

Townhome – 4.5M

Semi Detached – 4.5M

RPL (rear garage) – 4.5M

RSL (front attached garage) – 6.0M

Corner Lot Sideyard Setback

Minimum sideyard requirements on corner lots - All home types – 3.0M

Unusual shaped or Pie – lots

The architectural consultant will review the siting of all houses and ensuring the siting of houses on pie lots is acceptable to the streetscape and compatible with adjacent houses will be imperative. Builders are encouraged to choose house plans that can be centered on these lots with greatest exposed frontage to the street.

Site coverage

Total site coverage will be as per the City of Edmonton by-law requirements.

	Principal Dwelling/ building	Accessory building	Principal building with attached Garage	Total Site Coverage
a. Single Detached and Duplex Housing	28%	12%	40%	40%
b. Semi-detached Housing - Site area 600 m² or greater	28%	12%	40%	40%
c. Semi-detached Housing - Site area less than 600 m²	28%	14%	42%	42%
d. All other Uses	28%	12%	40%	40%

Grading

Builders are responsible for ensuring that the house type is suitable to the lot grading and all grading will be subject to requirements of the local lot grading by-law.

Builders are to familiarize themselves with the engineering grade plan and ensure that drainage patterns are established on all lots that channel surface water away from the house on all sides and into adjacent drainage swales and storm water systems.

Grading and drainage patterns must coordinate with adjacent lots, no drainage across adjacent lots can occur.

- Minimum permitted slopes: All grassed/landscaped areas 2%
- Maximum permitted slopes: Front and rear yards 15%
Sideyards 33%
Driveways 10%

Downspouts are to be positioned to direct water away from the house, to adjacent streets or side or rear drainage swales. Storm water cannot be directed onto adjacent lots.

Retaining Walls

Builders are to choose houses that suit the lot grading and avoid unnecessary use of retaining walls and be aware of:

- Failure to adhere to the building grade plan or approved grades may result in the need for a retaining wall.
- If retaining walls are required they will be entirely the responsibility of the builder.
- Builders are required to provide as built grades and self-resolve any grading disputes with adjacent properties.
- All retaining structures must be within property lines.
- Concrete wing walls will be acceptable when not visible from a street or public space.
- Any retaining wall exceeding 1.00 metre in height MUST be approved by a professional engineer and may require a development permit.
- Acceptable materials for retaining walls are:
 - Landscaping blocks, poured concrete with aggregate surface or strip form concrete.



General Requirements

House Types

Most of the houses in Saxony Glen will be a 2 storey type of house.

To maintain a consistent streetscape bungalows and bi-levels will be permitted on a discretionary basis. To ensure that balance is maintained along a street, the acceptance of either bungalows or bi-levels may require a commitment to construct additional of these house types on the street.

Three storey houses are acceptable on interior lots providing they meet all the by-law requirements for height. Three storey homes will not be permitted on corner lots.

House Sizes

Minimum house sizes are not specified in Saxony Glen. Houses are expected to have a consistency of mass and volume within the streetscape.

Houses that are not suitably consistent will require additions or alterations to improve their streetscape presence.

Maximum square footage applies as set out in the Land Use Bylaw.

House Widths

Houses are expected to utilize the lot width available to provide maximum frontage to the street.

Standard Lots

The minimum house width on all standard lots without any rear exposure will be 2' less than the building pocket width provided by the developer. These homes must meet the width requirement on all floors at the front face of the home only and will not require any additional bump outs or extensions.

Amenity & Rear Exposure Lots

The minimum house width on all amenity and rear exposure lots will be 2' less than the building pocket width provided by the developer. These homes must meet the width requirement on all floors at BOTH the front and rear face of the home and will not require any additional bump outs or extensions.

Building Height

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

Garages & Driveways

Garages

Front drive garage locations will be predetermined for all laneless lots in Saxony Glen. Homes will be sited as per the proposed garage locations whenever possible. Recommendations for alternate siting may be proposed at the preliminary approval stage if the house footprint and adjacent relationships warrant it.

- All RSL homes in Saxony Glen are required to have minimum of an attached double front drive garage. A minimum width of 17' will be permitted at the discretion of the Architectural Consultant, E2, where lot sizes do not permit typical garage widths.
- All other homes on laneless lots are required to have front drive garages.
- Semidetached homes on laned lots are permitted rear detached garages only.
- Townhomes on laneless lots are required to have front drive garages.
- When lot size permits, garages are to be offset to fill the lot width. (minimum 2')

Driveways

- Driveways are to be completed in a minimum of broom finished concrete.
- Driveways are not to exceed the width of the garage.

Repetition

Exterior Design

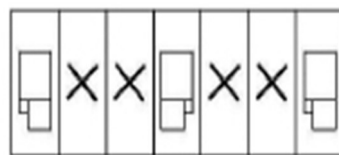
To ensure suitable variety of all streetscapes, houses of the same or similar design and detailing will be separated. Between similar house designs a minimum of 2 lots on either side and a minimum of 2 lots each way across the street is required.

Colours

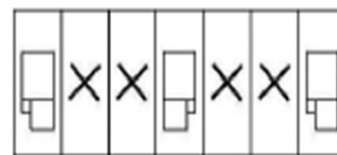
To further ensure homes offer an element of distinction on streetscapes separation will be required between colour schemes.

Between similar colour schemes there must be a minimum of 2 houses between when on the same side of the street and a minimum of 2 houses between when on the opposite side of the street.

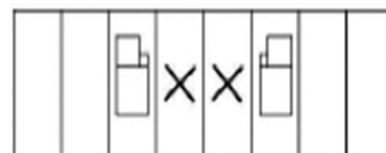
Houses with significant differences in architectural style and design may be permitted, at the consultant's discretion, to have similar colour schemes in closer proximity than is typical.



STREET



STREET





Architectural Design

Architectural Styles

All homes in Saxony Glen will promote the architectural theme of the community and provide a contemporary interpretation of Heritage style architecture. The exterior character of each home will be based on the strong, basic components of classic traditional architectural styles such as **Craftsman, Colonial, Arts & Crafts and Tudor**. Homes will maintain the overall massing and form of these original classic styles including the characteristic gabled rooflines and slopes. Infusing these character homes with large windows that proportionately fill wall spaces and modernized detailing that is clean, neat and simple will present streetscapes that are refreshing and progressive. All exterior designs will include the following features:

- Steep front facing gable rooflines
- Large segmented windows
- Strong wide trim details, corner battens and shadow boards
- Bold siding colours
- High contrasting white trims
- Masonry features



Craftsman



- Low sloped gable rooflines
- Simple Trims
- Large windows in consistent configurations
- Large heavy columns

- Full or wrapped porches
- Simple bracket or beam details
- Simple Square columns

Colonial



- Steep pitched gable rooflines
- Multiple gable rooflines
- repetitious window patterns
- Accent material in gable ends

- Simple vent details
- Round or square smooth columns
- Smooth brick finishes

Arts & Crafts



- Steep pitched gable rooflines
- Asymmetrical roofs
- Continual window pattern

- Thick round or square columns
- Smooth Masonry finish
- Alternate gable end material

Tudor



- Steep pitched gable rooflines
- Long Sloping Roofs
- Panels with Decorative Batten work

- Large segmented Windows
- Arched Openings
- Masonry Wall Finish or Columns

Roof Design & Pitch

Design

All homes in Saxony Glen will have roofs that are to be made as interesting as possible through variation of rooflines and the use of dormers and gable ends.

- All homes must have steeper pitched rooflines with front facing gables.
- Minimum roof overhangs are to be 1'6" except over a cantilever, bay or boxed out window where the overhang may be reduced to 12".
- Rooflines on all highly-exposed elevations (side and rear) are to incorporate dormers or gable ends with decorative treatments that match to the front elevation.
- Second storey roofline features are to match the front elevation in all high exposure locations.

Pitch

Steep roof pitches are required on all main roofline areas and front facing gables.

- A minimum pitch of 6:12 is required on all upper floor roofs.
- Lower pitched rooflines will be permitted on the lower floor areas such as porches, verandahs and garages subject to design details.
- Lower profile homes such as bungalows will require steeper pitched rooflines in order to provide compatible massing on the streetscape.



Front Entrances & Porches

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 provide an opportunity to fully express the character of the home and create a welcoming feature.

- Front entrances are to maintain 4 risers or less wherever possible.
- Front entrances are to create an impression of quality through the incorporation of canopies, porticos or porches.
- Angled or side entries will be permitted provided they are visible from the street.
- Front entrance doors are to be of high quality. Doors are to be painted in BOLD colours to fully complement the overall color scheme. White doors are not permitted.

Front porches will be encouraged when suited to the style of the home. Porches are to portray the through the incorporation of cleanly detailed columns, simple wood railings, stylized brackets and trim work.

All porches must include:

- All vertical surfaces painted to match the trim or wall colour of the home. Pressure treated material may only be used for flat surfaces.
- The bases of all porches are to be closed in and finished in an appropriate solid material.
- Lattice panels and crezone panels are not acceptable finishes on the base of the porch.
- Porches are recommended to be a minimum of 5 feet deep.



Front Steps

The front steps of all homes are to be fully finished.

- Wood steps are acceptable if constructed in cedar or pressure treated wood with closed risers.
- Risers and all vertical surfaces are to be painted, stained or finished as per the approved finishing details.
- Poured decorative concrete steps are permitted and are to match the sidewalk finish.
- Precast concrete steps will be permitted.



Architectural Detailing

Fascia, Trims and Details

Modern trim materials used in a traditional manner will contribute to the contemporary heritage style of exterior design that will prevail in Saxony Glen. All homes will be finished with **WHITE** trims and are to incorporate the following key architectural features and details:

- Fascia
 - All RSL product are required to have a minimum of 8" Fascia.
- Wide white window trims
 - trims will be required on all front and high exposure elevations of all homes.
 - trim material is to be wood or composite, metal clad or an approved equivalent.
 - Trim material on all RSL product is to be a minimum of 5".
 - Trim material on all RPL, townhouse and semi-detached product is to be a minimum of 4".
 - Trim must project beyond the wall material they are designed within.
- Corner boards
 - A minimum of 3" white corner boards are required on all product.
- Shadow boards
 - Shadow boards or cornices are encouraged on all front and high exposure open gable ends.
- Exposed Rafters, braces or bracket details
- Pediments and columns
 - All homes will require at least 1 column at the front entry of the home.
 - All columns are to be designed in a modernized version suited to the style of the home.
 - Columns may include smooth finishes, simple square cap and base details, metal trim or finish.
 - All columns must be a minimum size of 12"x12" unless well suited to the style and appear to have structural integrity.
 - Front drive 22' product where a 12x12 post will not work will permit smaller posts at the discretion of the Architectural Consultant (E2).
 - All columns must be finished in a decorative material, vinyl sided posts are not acceptable.
 - Masonry bases of at least 3' in height are required on columns if there is no other masonry on the wall faces.

Windows

Windows are a significant feature of the exterior design of all homes.

- Windows are to be carefully proportioned and the design and placement of the windows should be suited to the architectural style.
- Window configurations should provide interest and character.
- Larger expanses of glass will address the contemporary interpretation of the Heritage styles.

Garage Doors

Front drive garages become a dominant element of the front facade of today's homes. Garages must be designed to be an integral element of the overall style of the home. The garage door is a key element in the overall exterior design and the following.

- A variety of door styles are recommended that complement the exterior architecture.
- All garage doors are to have windows in a horizontal or vertical application.
- Simple panel style door or a flat slab panel door will be acceptable if suited to the style.
- Windows are permitted and glazing panels in unique configurations are encouraged.
- The maximum distance between the top of the garage door and the underside of the eave is to be 20". Lowering the roofline, higher garage doors and/or additional detailing will be required when exceeding the maximum distance.
- Garage doors must be painted to match the predominant siding colour or an acceptable complementary colour. White garage doors are not permitted on front drive garages.



Detached Garages

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
- Gable end treatments and detailing to match the home
- Exterior materials and colours match to those on the home.
- Rear detached garages are to have poured broom finish concrete driveways and/or aprons.



Accessories

- Railings - deck and porch railings are to match the architectural style in metal, wood stained/painted, composite or glass.
- Exposed light fixtures - are to complement the architectural style with recessed pot lights or contemporary fixtures preferred.
- Brass fixtures – no fixtures such as mailboxes, exterior lights or house numbers with a brass finish are permitted

High exposure elevations

Homes with high exposure elevations (corner lots and rear exposure) will require detailing on the exposed elevations that represents the overall style of the home and includes similar detailing to that on the front elevation. These elevations must include:

- Articulation of the wall face in the form of jogs, box-outs and /or cantilevers,
- Increased level of detailing including finishes, materials, trims and features similar to the front elevation and consistent with the style of the home,
- Exterior materials that are consistent with those used on the front elevation,
- Roof forms that match the front and provide variety to the rear streetscape, particularly backing onto ponds, parks and walkways,
- Rear decks are to be completed during construction of the home and are to be fully finished with all vertical, exposed surfaces painted to match exterior colour scheme. Glass railings and 12 x 12 columns are a requirement on rear decks on lots backing the pond.

Side Elevations



Rear Elevations



Parging

All high exposure elevations are to have minimal exposed parging and adhere to the maximum of 12" on exposed elevations and maximum 24" on any other elevation.

Address Plaques

Throughout the community of Saxony Glen the developer is providing address plaques for each of the homes. These plaques are to be installed in a visible location on the front elevation of the home and will require an area of 18" x 6".



Exterior Materials

The community of Saxony Glen is promoting long-term sustainability of the exteriors of all homes throughout the area with the promotion of maintenance free materials. The use of materials that provide prefinished surfaces that retain their integrity is encouraged.

Roofing

Asphalt shingles – Dark colours only

- IKO Cambridge Dual Black or Driftwood
- BP Rampart Twilight Grey

Metal Seam – as accent roofing

Wall finish

To fully endorse the Heritage style, exteriors are to include a horizontal siding for the main wall material.

Main wall materials

- Vinyl siding or composite/cement board siding only (No stucco permitted)
 - All siding to have Traditional Clapboard profile (no Dutch Lap or Designer profile permitted).
 - Siding profile exposure is to be minimum 3" and maximum 4.5".
 - All vinyl siding to be upgraded architectural vinyl siding only.

Secondary Wall Materials

- Cement Board or high quality vinyl shakes (smooth finish, straight edge shakes preferred)
- Smart board or prefinished metal panels (Crezone panels are NOT permitted)
- Corrugated metal panels
- Cement board, Smart board or vinyl board and batten

Trims

Trims are to be composite wood, prefinished metal clad or approved equivalent. All corner boards are to be finished in a white colour.

Masonry

All homes are required to have a masonry component on the front elevation.

- Masonry incorporated into the front wall face to a minimum height of 4' is preferred.
- Minimum requirement will be the base of all front columns to a minimum of 4' high from grade or 3' high from top of porch.
- Masonry must wrap at least 2' around all corners.
- All masonry features are to incorporate a trim element as a transition from the masonry to the siding. Minimum size as noted on page 14.



Colours

In Saxony Glen, colour will be utilized to fully enhance the contemporary Heritage overtones of the community. Strong, vivid siding colours starkly contrasted by the **bright white** trim features on each home will provide colourfully, expressive streetscapes.

Colour schemes that include unusual or dramatic colours to highlight signature elements such as the front door are encouraged. Colour schemes are to be considerate of the following:

- All fascia, rainware, trims, detailing and corner boards are to be **WHITE** only.
- Repetition of colour schemes will be monitored to ensure pleasing variety is achieved.
- Roof colours throughout the community will be limited to darker colours in shades of grey, brown and black. (IKO Dual black or Driftwood, BP Twilight Grey)
- Main siding colours are limited to bold rich colours in shades of grey, blue, red, brown and green. All vinyl siding colours must be from the upgraded premium range of colours.
- No bright colours such as yellow or gold are permitted for siding or wall finishes.
- Secondary wall materials may introduce lighter, more muted shades of the same colours providing suitable contrast is provided between the siding and the white trim.
- Large expanses of white wall material (ie: siding) will be avoided.
- Garage doors are to be painted to match the siding colour or an acceptable complimentary colour. White garage doors will not be permitted.
- Front doors must be painted a bright contrasting colour.





Additional Requirements

Landscaping

Builders are to provide, or facilitate the owner to provide, landscaping to the lot prior to receiving a final inspection completion. The landscaping is to include:

- Front Yard is to be sodded (no grass seed)
- 1 tree is to be provided in the front yard – minimum requirements for the tree are:
 - Deciduous trees – are to exceed 50mm caliper
 - Coniferous trees – are to be greater than 2M in height
- A minimum of 6 shrubs – height or spread of at least 300 mm at the time of planting.
- A Landscape Deposit will be paid to ensure compliance with these guidelines. The amount of the deposit to be paid will be:
- \$5000.00 for each lot purchased pursuant to the Lot Purchase and Sale Agreement; or
- 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 \$2500.00 for each lot which sum will be paid to the purchaser (builder) by each homeowner as set out in the Standard Terms and Conditions.
- The Landscape Deposit will be held and dealt with in accordance with the Standard Terms and Conditions.
- Completion of fencing is not a requisite to the final inspection, however if fencing is in place at the time of final inspection it will be assessed for compliance with the guideline spec. Non-compliance will be treated as a deficiency, affecting the refund of the landscaping deposit.
- Upon completion of the landscaping, the purchaser will call for an inspection by the Vendor's consultant. If upon inspection the Vendor's consultant determines that the landscaping has not been satisfactorily complied with, there will be a charge of \$150.00 deducted from the Landscape Deposit for all re-inspections required.
- Upon approval of the landscaping requirements herein and the satisfaction of the 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.

Fencing – See detail page 21

Any fencing installed on lots is to match the development standard design. See detail following.

- Ensure that front of posts is 1.5 meters from gas line
- All timber posts and beams to be pressure treated pine or fir, rough sawn timber painted with two coats solid wood stain by Cloverdale on both side prior to installation
- All colours and type of stain are as per the details and to be applied as per manufacturer's specification and are to be submitted to the landscape architect for approval prior to installation.
- All hardware to be galvanized.

NOTE: Contractor to call Alberta First-call at 1 800 242 3447 to have existing utilities located prior to start of any construction.

Signs

No permanent signage of any kind is to be installed within the community without the review and approval of the developer.

Builder may install temporary LOT signage only; no other builder signage will be permitted, all other signage will be installed by the developer.

Recreational / commercial vehicles

Parking of any recreational or commercial vehicle is entirely as per the City of Edmonton by-law requirements.

Discretion

Developer and the Architectural Coordinators may apply their respective judgments when approving or disapproving anything regulated or controlled by these guidelines. The Developer and the Architectural Coordinator may provide relaxations to the guidelines in their sole and absolute discretion.

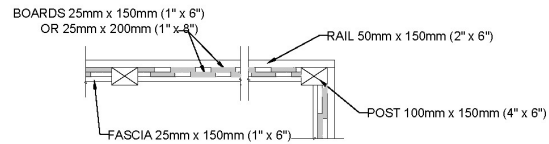
Enforcement

The Developer only may enforce the guidelines; no purchaser of any lot in the development may enforce these guidelines.

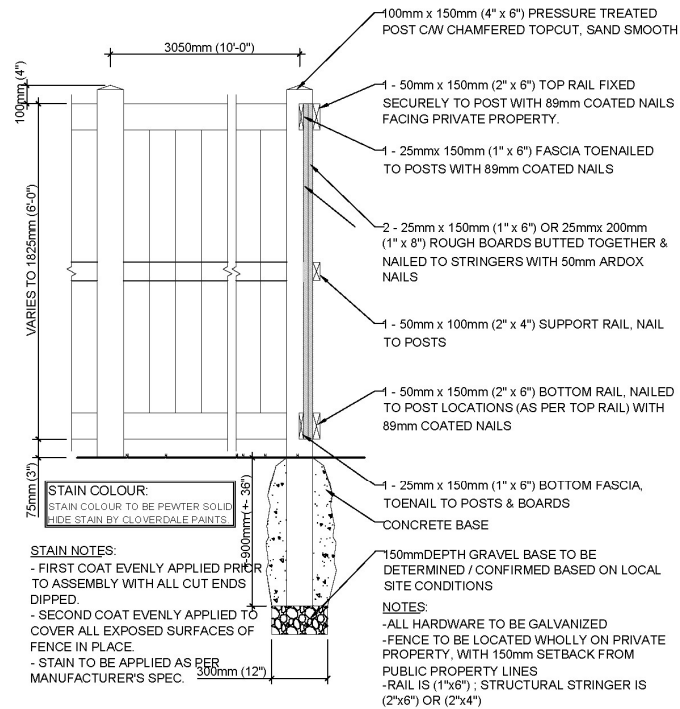
Amendments

The developer may from time to time amend these guidelines as it sees fit in its sole and absolute discretion.

Fence Detail



1 FLOOR PLAN
SCALE: 1"=1'-0"




2 **ELEVATION**
SCALE: 1"=1'.0"

Fence Details

A1.0

Project North



Notes

1. Your note number one.

2. Your note number two.

3.

Revisions

e2|design

studio



Zero Lot Line Fence Details

Your home is built on a lot zoned for zero lot line construction. This zoning allows homes or secondary buildings to be placed on or near the property line. Due to the proximity of your home and secondary buildings to the property line, an easement is registered on title that allows you to access your neighbour's lands and your neighbour to access to yours.

This easement makes it possible to build structures on or near the property line and to access the side of the buildings for maintenance.

Please follow the guidelines outlined below when building any buildings or fences.

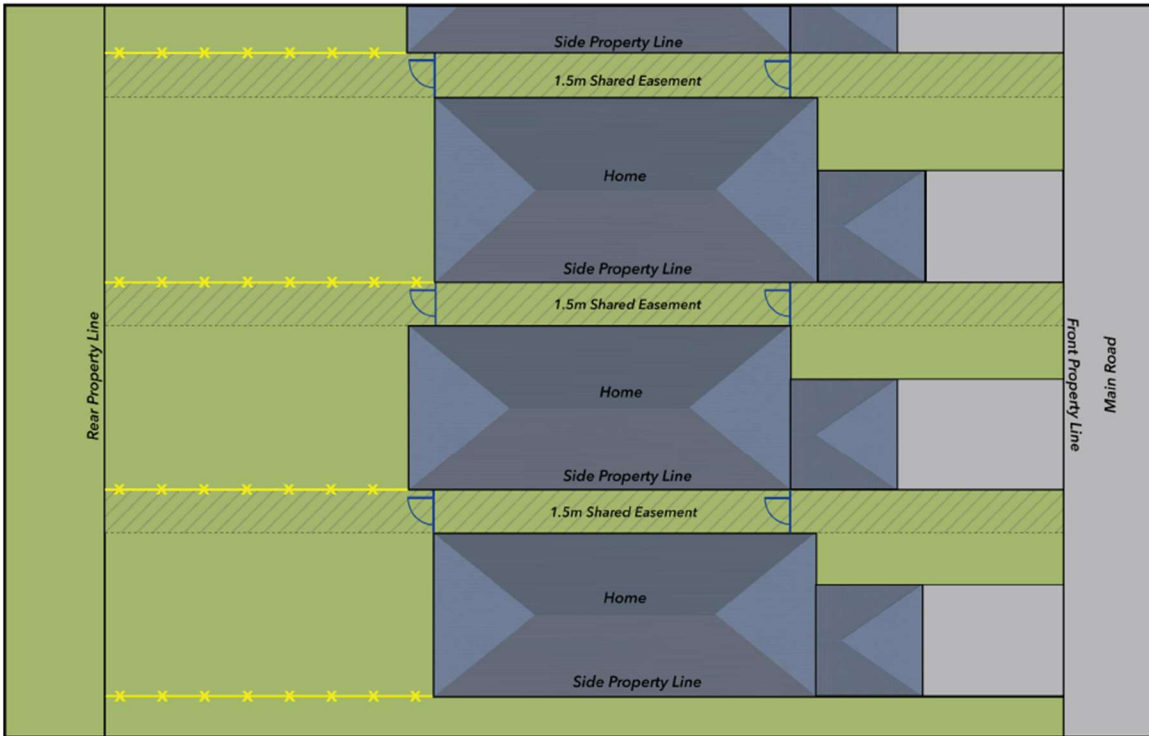
The guidelines take into consideration that you are not allowed to erect buildings or add improvements, like a fence, that interfere with the rights of your neighbour over the easement portion of the property. By following these guidelines, it reduces the chance of damage occurring to your fence and liability from neighbouring landowners.

- Do not erect a fence that prevents or impedes your neighbour's rights under the easement. If you do, you may be liable for interfering with the rights set out in the easement. If found liable, you may have to pay for damages caused, alter the location of the fence or remove it entirely.
- It is a good idea to hold off on building your fence until the neighbouring lot has completed construction. Rights stated in the easement related to construction of a building give your neighbour the right to move a fence in order to enlarge their building/construction zone. This process may cause damage to your fence.
- You may also be liable for interfering with the rights granted in the easement if you install locks on your gate(s). Latches are acceptable so that your neighbor can have access to the lot as stated in the easement.
- If you plan on building a fence in an area that restricts access to the lot as stated in the easement, then we recommend you install a gate to allow your neighbour to have access. Your neighbour still has the right to remove your fence if it is built in a location that restricts access, but installing a gate, that is not locked, will reduce the likelihood of this happening. Please consult with your neighbour before erecting a fence of this nature.

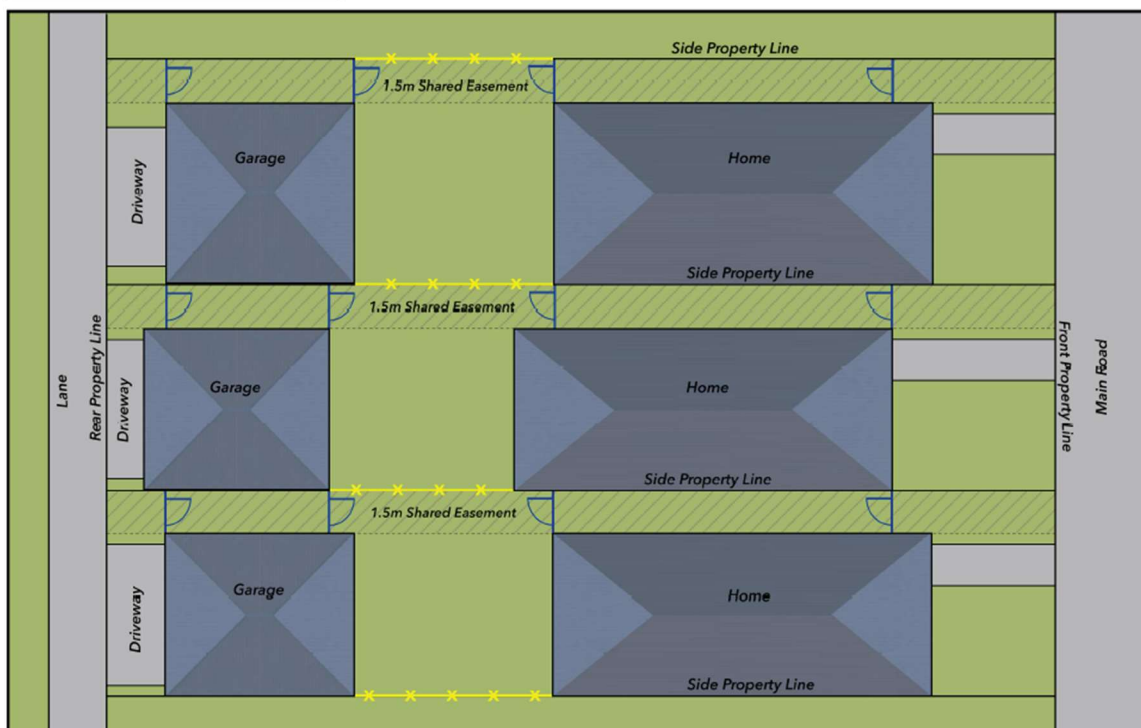
The diagrams on the next page layout a few potential fence and gate locations. Please follow the guidelines and the registered easement when constructing your fence. The diagrams are for illustrative purposes only.



Zero RSL Lots



Zero RPL Lots



Process of Approval and House Construction

The following process will be followed for submissions for architectural approval in Saxony Glen.

Review

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

Submission Process

All submissions for architectural approval will be submitted 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 setup then you are ready to Request Access. If you don't yet have a Group – then you can contact us directly at support@e2.associates to have one setup and request the orientation package.

Information regarding Streetscape and the various processes is available at <http://support.streetscapeplus.com/support/solutions>. You can also email the support email above with any questions or call our help desk at any time (403) 256-5123.

Portfolio Reviews

Builders are to ensure that they have a portfolio of models and elevations that meet the guideline requirements for Saxony Glen. Builders are encouraged to utilize portfolio reviews prior to submitting for approvals to ensure the product they are marketing is suitable. It is recommended that builders provide 2–3 suitable elevations for each model promoted in the community with additional elevations provided as necessary for more popular floor plans. Submissions for portfolio reviews are to be made through PortfolioPLUS in the 'Approvals' module of Streetscape.

Preliminary Approval

It is strongly recommended that preliminary approval submissions be made for each lot in order to avoid the unnecessary expense of revising drawings and/or client disappointment.

The Purchaser must submit the following to the Architectural Consultant for a preliminary review:

- floor plans – sketches or existing drawings that include all exterior dimensions
- front elevation and all exposed elevations – in the case of corner lots or lots exposed to open spaces
- materials and colours selections, if customer preference is already known

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

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

Site Check

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

- light standards
- bus zones
- fire hydrants
- utility right of ways or easements for drainage
- catch basins
- transformer boxes or utility pull boxes
- restrictive covenants
- super mail boxes

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

Final Approval

The Purchaser shall submit online the following to the Architectural Consultant for final approval:

- professionally drawn working drawings in pdf format:
- floor plans
- foundation plans
- cross sections – complete with all dimensions from subfloors to footings and subfloors to front and rear grades
- four elevations – complete with all exterior materials clearly noted
- Plot Plan complete with proposed grades
- Final Approval Form – completed with materials and colours

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.

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.

Building Permit

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

Surveyor Stakeout

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

Final lot Inspection

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

Contacts

Developer

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