

Legacy Ridge Development Guidelines

Preamble

The community of Legacy Ridge honors the memory and contribution of pioneer women in Lethbridge and southern Alberta. These women helped lay the foundation of this city and pave the way for future contemporaries to continue their fine work and dedication. The streets, parks, pathways and schools within Legacy Ridge will be named after those prominent southern Alberta women who made significant contributions to the growth of Lethbridge from the very beginning. These women added to the Lethbridge quality of life in the fields of health care, art, education, sports, and business.

Objectives

The Legacy Ridge Development Guidelines are intended to establish a high quality of home design within the community adhering to the community theme. The Guideline in turn protects the investment of the home purchasers and adds to the purchasers quality of life.

The objective of Melcor Developments Ltd. in establishing the Legacy Ridge Development Guidelines is to create an attractive residential development in North Lethbridge. It is essential that the physical appearance of the homes and amenities of Legacy Ridge are aesthetically and architecturally compatible.

The Development Guidelines contained herein will apply to all homebuilders and will form part of the Land Purchase Agreement.

The community theme will blend “Bungalow”, “Legacy” and “Suburban Colonial” styles allowing home purchasers the freedom to express their creative energies by incorporating these styles in the home design.

Conditions

The standard for development will be those as established in the City of Lethbridge Land Use By-laws and these Development Guidelines. Specific reference should be made to the City of Lethbridge requirements in all cases. Conformity with these Guidelines does not supersede the requirements of the City of Lethbridge.

All house plans will be reviewed on a lot by lot basis in terms of adherence to the Development Guideline as detailed below. Melcor Developments Ltd. and their Guideline Coordinator may require certain modifications to the house plans, building elevations and /or specifications where changes are required to conform to the overall objective of the guidelines and development.

Melcor Developments Ltd. reserves the right of final approval of the site layout, building massing and exterior colour and design of all the homes in Legacy Ridge.

Melcor Developments Ltd. reserves the right to deviate from the standards specified in this Guideline if the purchaser/builder can demonstrate that the relaxation of the standard will not adversely effect the development. Any site specific approval will not be construed to be a change to the prescribed standards.

Melcor Developments Ltd. reserves the right to alter these Development Guidelines from time to time without notice.

LEGACY RIDGE DEVELOPMENT GUIDELINES

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ARCHITECTURAL STYLES

The 3 styles in this community have been defined to reflect true architectural styles plus elements of various styles that blend harmoniously together creating a genre of architectural style we define as a “theme”. Legacy Theme architecture is a style that incorporates the Craftsman, Shingle and arts & Crafts movement (a predecessor to the bungalow style). It has also been labeled as the Heritage Style. Suburban Colonialism is created from various styles of Colonial Revival, bringing French, British and American architectural ideas into a unified whole.

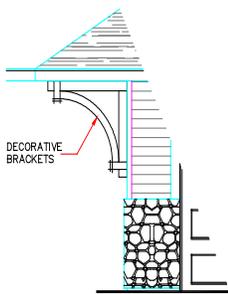
Bungalow Style

Following the tradition of the Craftsman movement which stressed utility and simplicity, this style was the beginning of modern architecture which embodied functional arrangement of form, technological innovation and a manufacturing based construction industry, which was in place in the early 1900’s in Canada. The Bungalow became a symbol of the movement with its low, overhanging roof, broad porches, and simple horizontal lines.

The typical Bungalow is a one or one-and-one-half story, wood or masonry structure with pitched, front or side gable roofs. An additional gable occasionally covers an open porch and the overhang is usually supported by battered or "elephantine" porch piers or thick columns. Some Bungalows have clipped gables, shed dormers, or exposed rafter ends, but almost all have a front porch.

Defining characteristics: front gable roof, exposed gable ends, shed or peak dormer, large front porch with battered piers, clipped gables and extended overhangs.

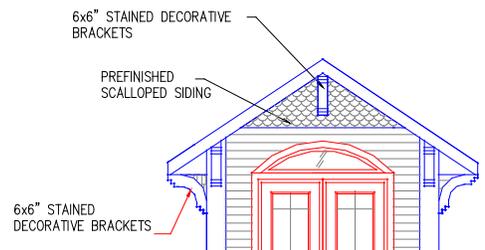
Below are illustrations exemplifying the elements listed above.



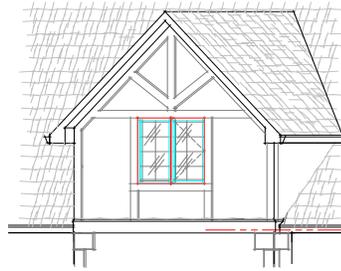
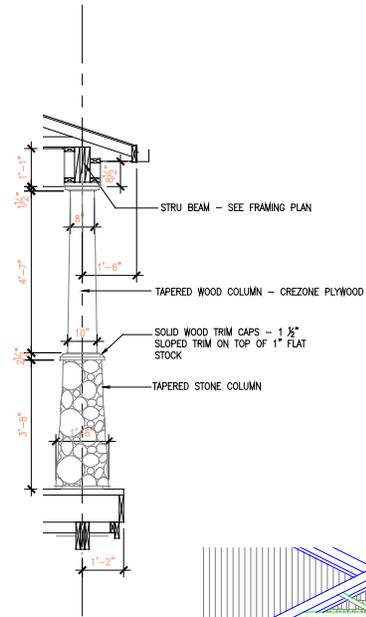
Bracket Details



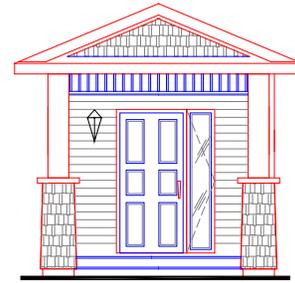
Clipped Gables & Front Porches



Deco Bracket Details

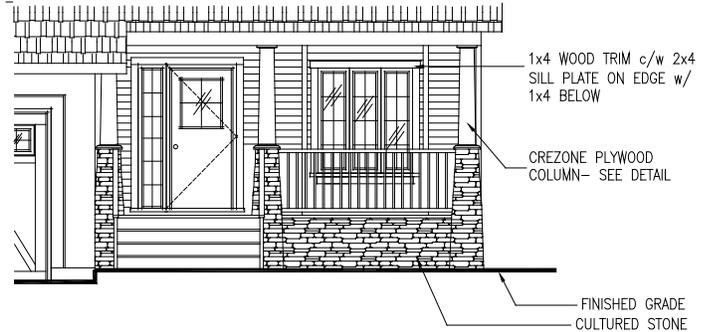


Peak Dormers



Front Porch Treatments

Columns



Front Porch Treatments

Suburban Colonialism

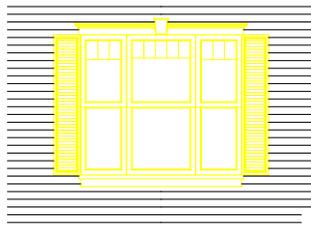
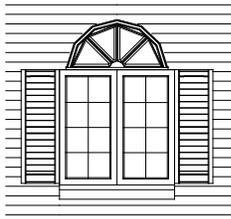
Although it can vary from interpretations, The Colonial Revival design was based upon Classical architecture. Typical elements included bell cast roofs, a symmetrical plan, open front verandahs, eave brackets, classically inspired moldings, Classical columns, and multi-paned Palladian windows. Houses of this style often sit upon a square or rectangular base and rise to a height of 2 storeys.

Defining characteristics: Pediments, 8 over 8 sash windows, porticos, fluted columns, Doric & Corinthian columns, fanlights, sidelights, shutters, dormers, and eyebrow dormers.



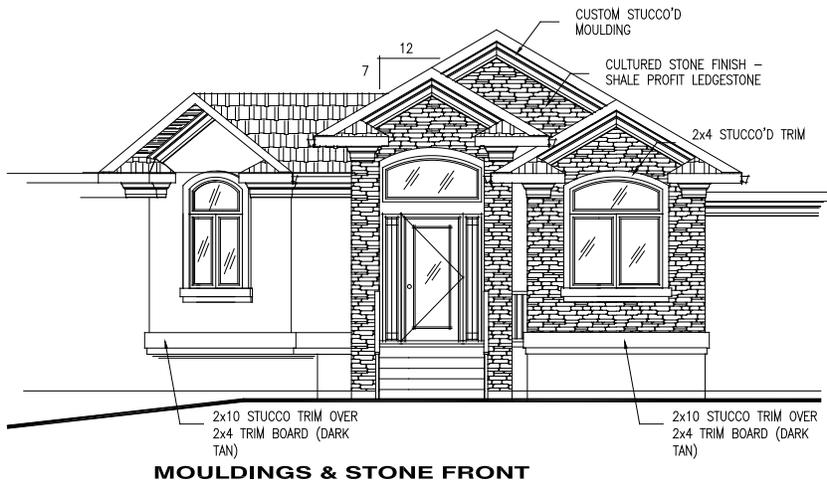
FANLIGHTS/ TRANSOM





Shutter & moulding / trim options

Porch & Moulding options



Legacy Style

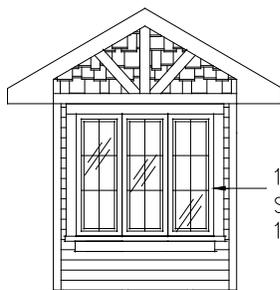
Legacy Theme architecture is a style that incorporates the Craftsman, Shingle and Arts & Crafts movement (a predecessor to the bungalow style). It has also been labeled as the Heritage Style. It is much like Bungalow Style architecture except in 2 storey form.

Legacy style houses usually have these features:

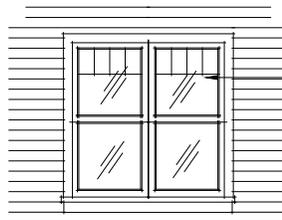
1. Steep-pitched roof
2. Large porches
3. Horizontal lines
4. Banded windows
5. Exposed beams & brackets
6. Rustic materials – Stone, brick, horizontal/vertical siding accents



Front Porches with large columns and custom window grilles



1x4 WOOD TRIM c/w 2x4
SILL PLATE ON EDGE w/
1x4 BELOW



1x4 WOOD TRIM c/w 2x4
SILL PLATE ON EDGE w/
1x4 BELOW
WINDOW GRILLE OPTION

Custom window grilles plus trim treatments

Legacy Ridge – Development Guidelines

The Phase 10 lots will continue with the theme and character of the entire community relying on the standard set by the previous show home parades.

1. Home Designs

The builder / purchaser should explore the potential of each lot to create a unique living environment meeting the needs of the client / family and at the same time create a consistent and identifiable image.

The Guideline Coordinator will assess each design on its general adherence to the architectural style chosen, bearing in mind that home designs for Legacy Ridge lots will be allowed some latitude in the amount of such adherence. Individual house designs should also respect the unique features of each lot with respect to view, orientation, access, sun angles, integration of indoor and outdoor space, tree cover and relationship to street, neighboring homes and grading. The Guideline Coordinator reserves the right to refuse a design that he considers incompatible with the design objectives of the subdivision, and shall make minor adjustments as to siting and setbacks for curb appeal.

The same house plan or model shall be separated by two (2) lots on the same side of the street. A change in colour does not qualify as a change in design. Contact the Guideline Coordinator for regular updates of submitted elevations / site plans adjacent to the “proposed” lot for colour selection, style type and siting.

Minimum Sizes	Lots 11.0 m or less at building setback
	900 SF – Bungalow/Bi-level (Main Floor) 900 SF – Split Level (Combine) 1100 SF – Two Storey (2 Floors)
	Lots 11.01 m or more at building setback
	1050 SF – Bungalow/Bi-level (Main Floor) 1000 SF – Split Level (Combine) 1200 SF – Two Storey (2 Floors)

2. Setbacks

All setbacks shall be as set out in the City of Lethbridge Land Use By-law for R-L & R-SL Low Density & Small Parcel Low Density Residential Districts, except for the front yard setback. The Guideline Coordinator may approve slight variations to side and rear setbacks in consultation with the builder. Front yard setback which are as following:

Block 14

6.0 meter; Lot #: 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34.

Block 15

4.5 meter; Lot #: 24, 25.

5.0 meter; Lot #: 22, 23, 26.

5.5 meter; Lot #: 21, 27.

Block 16

6.0 meter; Lot #: 30, 31, 32, 33.

Block 17

6.0 meter; Lot #: 4, 5, 6, 7, 8.

Block 18

4.5 meter; Lot #: 19, 20.

5.0 meter; Lot #: 18, 21, 22, 26.

5.5 meter; Lot #: 17, 23, 24, 25.

Block 19

5.0 meter; Lot #: 2.

5.5 meter; Lot #: 1.

3. Paving

All driveways and pathways shall be either; broom finished poured concrete, stamped coloured concrete, poured concrete with an exposed aggregate finish or paving stones. The Guideline Coordinator shall determine acceptable colours if the builder wishes to colour the driveways. Gravel or asphalt paved drives and pre-cast concrete slab walkways are not permitted.

4. Roofs

Roof slopes of 6 in 12 or greater shall be required for Bungalows, Raised bungalows and Split Level homes in Legacy Ridge. Roof slopes of 5 in 12 or greater shall be required for 2 storey homes, with subsidiary roofs sloping not less than 3 in 12.

Acceptable roof materials are asphalt shingles, referring to any product provided by IKO ROOFING or BP EMCO ROOFING **except THE Traditional 3 Tab shingle, and Royal Victorian (IKO) or Classic 3 Tab shingle** which **will not** be approved. (New innovative materials will be encouraged to be used but must be approved by the Guideline Coordinator and Developer prior to submittal of Development Guideline Submission).

5. Materials and Colours

Acceptable exterior finishes are limited to:

- Vinyl siding with battens, and / or vertical siding, wood shakes/ shingles, stone, brick, and style accents
- Stucco with battens and stone or brick

Where vertical siding, stone, stucco, wood shakes / shingles or brick are used as a single complementary finish or in combination with another complementary finish; 1 finish shall comprise a minimum 30% of the main elevation. If the finish is used on the “base” of a home it shall wrap on each side elevation a minimum of two feet. Half height corner wraps on a garage is not permitted. A full height front facing on a garage must be done with either part stone/brick with the remaining dressed in battens, or full height battens (wood or stucco), or full height stone/brick. **Stone or brick is not required as a “must have” finish for development approval, unless as noted below.**

Stucco finished homes will be reviewed on their individual merits, but will not be approved without, brick or stone, accents and /or battens.

All colour schemes must contribute to the overall image of the street and community. At the discretion of the Developer, builders may be requested to submit samples of all proposed finishes.

All exterior colour schemes, including trim, must be approved by the Guideline Coordinator who reserves the right to approve or disapprove any colour scheme, or alter it to improve blending with adjacent homes.

Acceptable colours are natural earth hues of brownish, beige, tans, sand, grays, reddish, greenish or bluish paler hues for the main body of the house. No primary colours or pastels that fall into the orange, baby blue or pink shades will be approved. The Guideline Coordinator will provide a range based on Imasco stucco colours and / or the Royal Building Products vinyl colour chart. **A contractor may use materials from a different supplier provided the colour is within the range listed from the set standard below.**

Acceptable colours for stucco from the IMASCO Colour chart are as follows: Valley Wine #133, Pacific Sunset # 138, Desert Plum # 649, Suede # 830, Harvest Gold #46, Bristol Cream #134, Colonial Marble #139, Slate # 820, Heritage Blue #504, Empire Quartz #135, Taupe # 25, French Grey # 56, Canyon Brush #136-Dark, Dune# 575-Dark, Silverado #132, Sunlit Almond #137-Dark, Coral # 592-Dark.

Acceptable colours for Vinyl siding are: all colours offered in the Royal Building Products Journeymen line and Mitten Cambridge series.

Garage door colours must be complimentary to the rest of the finished on the home. See item #8 regarding windows within garage doors.

Acceptable aluminum fascia and trim colours from the Royal Alumi pro series are: Royal Clay #913, Royal Linen #924, Royal Sand # 920, Burgundy #15, Charcoal #856, Gris #04, Ivory #302, Beige #316, Black #30, Pacific Blue #854, Ivy #862, Wicker #4502, and Cactus #6700.

Acceptable roofing colours from the IKO Premium Roofing Products catalogue are: All colours from Western Canada Availability except; Forest Green, Rainbow Green, Tile Red, Rainbow Red, White and Slate Blue.

6. Entries

Front entrances shall be defined as the verandah and front entrance steps to the verandah, which shall be designed to be visible from the street. Verandahs are an exterior living space where people can gather to socialize and should be large enough to comfortably fit a small table and 2 chairs that are not in the main entrance travel path. At the discretion of the Guideline Coordinator smaller verandahs may be acceptable on a per house bases.

Angled front entrance doors may be accepted.
Recessed front entrance doorways will not be accepted.

Single Doors incorporating sidelights and transoms are desirable.

Covered verandahs are mandatory and shall extend fully or partially along the street elevation.

Columns are to be built up to a minimum size of 8" square x 8" square, at the narrowest dimension.

Verandah bases shall be fully enclosed with materials complementing the house exterior.

7. Eaves and Overhangs

Eaves may vary from sixteen (16") inches to thirty-six (36") inches as appropriate to the architectural style. The use of decorative trim boards, faux beam ends and brackets on the face of the eave below the soffit is encouraged. Fascia soffit, flashing and trim are to be prefinished metal to complement the main body colour of the house. (See approved colour list.) Prefinished metal eaves troughs and downspouts must discharge onto concrete splash pads as required by the City of Lethbridge.

8. Garages

A lot may either have: a) double front drive attached garage, b) single front drive attached garage, c) rear garage, d) 20'x22' concrete parking pad off the lane. Lots where no lane is provided must have an attached front drive garage.

Garage finishes shall be consistent in massing, roof form, scale, materials and detailing with the balance of the house. Window panels in garage doors are highly encouraged. All options as per Steelcraft Door Products or Overhead Door Products **except** Sunburst, Ruston and Full View Windows will be allowed. The grilles maybe white, pewter or brass.

RV parking pads are to be located in the rear yard only, and are to be shown on the site plan at time of plan application submission.

3 car garages may be accepted on a lot by lot basis at the discretion of the Guideline Coordinator.

Corner Lots can have the garage located off either street face, but not both.

Rear garages will not be accepted on Lots 30 – 33, Block 16

9. Fences

The Developer will provide 48” height green vinyl covered chain link fencing at key community points along the perimeter and along the rear of lots that back onto a park or walkway. The purchaser will be responsible for upkeep of the project fence adjacent to his/her property.

Side yard fencing is the responsibility of Purchaser and must be built in conformance with the general principles of the development guidelines.

Fence heights shall be as set out by the City of Lethbridge Land Use By-law. Colors shall be at the discretion of the Guideline Coordinator.

10. Site Planning

The Guideline Coordinator shall ensure that there is a smooth transition between adjacent home styles.

The Purchaser / builder is encouraged to consult the Guideline Coordinator website prior to commencing house design phase to compare housing styles, colour, and siting on lots adjacent to the “proposed property”.

11. Corner Lots

Bungalows or partial bungalows are preferred for corner lots.

Where 2 storey elevations are used, the side elevation must be treated with the same level of detail as the front elevation.

Roof planes must wrap around building faces on both street exposures. Principal roof planes must slope toward both street frontages.

Both street elevations must be designed to be “front” elevations.

The side elevations are even more visible from the street than the front elevation and need to have significant 3 dimensionality of the wall plane. Two storey flat elevations are not acceptable. Floor plan offsets, cantilevers and roof overhangs should all be employed to make these facades as attractive as the front elevations.

12. Grading

The purchaser will refer to the latest updated site plan provided by the Developer's and Guideline Coordinators website to ensure the proper grades, position of driveway, ROW's and any and all infrastructure (telephone box, electrical transformer, etc.) is indicated on the site plan. When presenting side elevations of the home the correct sloping grade must be indicated. Elevations drafted flat with a variance of 12" or greater slope along the full length of the home according to the site plan will not be accepted. Parging must be stepped according to the final grade and shall be no higher than 16" at any point along the elevation.

13. Home Design - Walkouts

Walkout lots need special attention in house design paid to the rear elevation. No rear elevation with a flat 3-storey façade will be accepted. This must be alleviated by either, a) providing a cantilever for the third storey, or b) recessing the third storey by a minimum of 24" and providing a roof over to break up the massing.

On bungalows a deck with a width of minimum 60% of the house must be provided to break up the massing between the walkout and main floor levels. Columns supporting this deck must be built out to a min. of 8"x8" at the smallest point with a cap and base at the top and bottom.

APPROVAL PROCESS

1.0 General

These Guidelines are the control to ensure a level of quality design and uniformity in Legacy Ridge.

Melcor Developments Ltd. and its appointed Guideline Coordinator reserve the right to alter these guidelines without notice from time to time.

Any changes by a purchaser from the guidelines as stated herein must be reviewed and approved in writing by the Developer and Guideline Coordinator.

Ruling by the Developer and its representative / Guideline Coordinator are final and binding.

Reference to the "purchaser" includes but is not limited too, the builder and his representatives, and their subsequent purchaser / client.

2.0 Security Deposit

The Developer shall retain a security deposit of \$2,500 per lot at the time of lot purchase or a \$10,000 blanket security deposit for the community. All or part of the deposit may be applied to remedy deficiencies as a result of non-conformance with the guidelines. Interest will not be paid on this deposit. If the Purchaser does not comply with the requirements as specified herein, the Developer may correct any deficiencies and recover the costs of these deficiencies from the Purchaser. The purchaser shall be liable for any damages to infrastructure on the construction lot or adjacent lots as outlined in item 7.0 and shall make reparations by the way of the security deposit.

The Developer will, until such time as a final inspection has been carried out and adherence to the Guidelines has been established, hold the deposit.

3.0 Submission Requirements

All plans will be submitted to: Guideline Coordinator as indicated on the contact sheet for approval prior to commencement for the application of a building permit. The format for submission shall be:

Three (3) sets of construction plans complete with floor plans, all building elevations and site plan, plus an electronic copy of the site plan and front elevation in Autocad 2000/ Lt on disk or by email. (*.dxf file acceptable if another drawing program is used)

1 copy of the Design Review Form & 1 copy of the Design Review Checklist

Drawing dispersal will be as following:

- One set will be retained by the Guideline Coordinator.
- One set will be retained by the Purchaser.
- One set will be forward by Purchaser to the City of Lethbridge Inspection and License Department for building permit. This set must have a “Reviewed Stamp” indicating the submission was reviewed by the Guideline Coordinator before it is given to the city for building permit.

Note: All dimensions for the site plan including grades shall be in metric at 1:200 scale. All other drawings shall have dimensions in imperial The Guideline Coordinator may, however, consider metric measurements with imperial equivalents for all other drawings at his discretion.

All submissions should be made electronically. Submit a plot plan and front elevation in a CAD file format (.dwg file) to allow the Guideline Coordinator to create a streetscape drawing for use by house designers. The streetscape drawings will be available to this builder group.

Incomplete applications will be returned to the Purchaser. Requests for review of preliminary application submissions will be rejected. For submission, both electronic and hard copies must contain all the information as outlined for standard development guideline applications. Incomplete applications will be returned and the Purchaser must make a new submission for application.

The Guideline Coordinator will review the submission and approve and /or modify the design grades in conjunction with the home designer, and will then review the application and approve, modify or reject the application based on the adherence of the plans to the design guidelines.

Upon release of the approved plan and grade slip, the Purchaser can make submission to the City of Lethbridge for the building permit. A completed and signed copy of the Design Review Form must accompany the building permit application to the City from the Guideline Coordinator, documenting compliance with the development guidelines.

4.0 Building Grades

An Alberta Land Surveyor has installed iron survey pins for each lot. These are to be protected during the course of construction. If it is required to replace a missing or damaged iron pin, an Alberta Land Surveyor must perform it. The cost of replacement shall be at the expense of the Purchaser.

Minimum Building grades are set by the Developer & his authorized agents on the plot plan and will be controlled by the elevation of deep utilities and streetscape planning. It is the responsibility of the Purchaser to ensure adequate drainage of the property.

Retaining walls should be avoided whenever possible. In no case should they exceed three (3) feet in height and any exposed concrete over two (2) feet shall be architecturally treated. Cost of retaining walls is the responsibility of the Purchaser and not the developer.

Lots are to be graded by the Purchaser as indicated on the site plan as approved by the Guideline Coordinator and the City of Lethbridge. The Purchaser is responsible to ensure that the lot grading and drainage complies with the policies of the City of Lethbridge. All lot grading certificates / Real Property Reports must be prepared at the Purchaser's sole cost.

5.0 Construction Site Maintenance

During the course of construction, the Purchaser is responsible for the orderly condition of the building site. Construction debris shall be disposed of as soon as reasonably possible, and not allowed to accumulate on the site. Failure to do so will result in the Purchaser incurring costs, for Melcor Developments Ltd. to perform the necessary site cleaning, which will be back charged to the Purchaser.

6.0 Disposal of Surplus Excavated Material

The Purchaser is required to keep excavated materials within the perimeter of his building site. The Purchaser shall be responsible for the removal of any excess material from any area outside the confines of the building site.

7.0 Prevention of Damage and Repair of Damaged Work

The Purchaser is required to take precautions to prevent damage to installed improvements:

- 7.1 Protect sidewalks, curbs, gutters, etc., when it is necessary for vehicles to be driven across them.
- 7.2 Keep road in front of the lot clean during construction and keep catch basins in front of lot clear of debris and in working order at all times
- 7.3 Purchasers will be responsible for all costs associated with repairing this type of damage.
- 7.4 Record and report any damage to installed works together with the identify of the party causing the damage.
- 7.5 Purchasers are reminded, however, that repair to damage to installed services will be at their cost if:
 - The cause of the damage is unknown
 - The identity of the party causing the damage is unknown, and/or
 - The party causing the damage does not pay for the repair for any reason.

Any damage to installed improvements noticed prior to construction must be identified to the Guideline Coordinator at time of discovery for record into the Purchaser's file. Any damage not reported prior to construction will be the purchaser's responsibility.

The Purchaser acknowledges that the house plan approval is provided as service and that the Developer and its designated Guideline Coordinator assume no responsibility for the accuracy of the information provided or for any losses or damages resulting from use thereof.

LEGACY RIDGE

Contact Information

Guideline Coordinator:

Goss Architectural Design Group

Paul Pickles (main contact)

Suite #1 - 321A, 6th Street South

Lethbridge, Alberta T1J 2C7

Telephone: (403) 329-1695

Facsimile: (403) 329-1699

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Developer:

Melcor Developments Ltd.

Perry Neufeld – Senior Development Manager, Lethbridge Region

Jessica Olsen - Administrator

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Lethbridge, AB T1J 4E1

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Please check the websites for the latest updates and / or revisions to the Guidelines, downloadable forms, and information regarding Legacy Ridge.

**LEGACY RIDGE – LETHBRIDGE AB.
MELCOR DEVELOPMENTS LTD.
Design Review Form**

Lot _____ **Block** _____ **Phase** _____ **Plan** _____

Civic Address _____

Builder _____ **Phone Number** _____

House Design / Model _____ **Design Style** _____

Ground Floor Area _____ **Total Area** _____

MATERIALS

Exterior wall finish: _____ Manufacturer: _____

Gable finish: _____ Manufacturer: _____

Rock / Stone: _____ Manufacturer: _____

Roof Shingle finish: _____ Manufacturer: _____

Trim Board Colours: _____ Manufacturer: _____

Fascia / Soffit Eave: _____ Manufacturer: _____

Railing Colour: _____ Manufacturer: _____

Garage Door Colour: _____ Manufacturer: _____

APPROVAL:

The applicant acknowledges that the house plan approval is provided as a service and that the developer and its designated consultant assume no responsibility for the accuracy of the information provided, or for any losses or damages resulting from the use thereof.

The applicant further acknowledges that he will hold the developer & its designated consultant harmless from any action resulting in the use of this information.

1. The house and finished grade to be in accordance with submitted plot plan and drawings.
2. The builder is responsible for proper drainage of lot based on subdivision design.
3. Approval does not mitigate builder responsibility to conform to all City of Lethbridge Land-Use Bylaws as required.

Date: _____ Signature of Applicant: _____

Conditions of Approval: _____

Stamped:

MELCOR DEVELOPMENTS LTD.
Design Review Checklist

Legacy Ridge

	✓	(n/a)
House Style- Details & Features:		
* Style correctly identified		
* Architectural features indicated and specified		
Entrances - Details & Features:		
* Home has a full or partial verandah		
* Verandah steps are to be clearly visible from street		
* House numbers visible form the street		
Exterior Walls - Details & Features:		
* Suitable finish and colour established compared to adjacent properties		
* Complimentary finishes - Stone, Brick, Vertical Siding, Wood shakes/shingles		
* Batten boards / trim boards		
* Colour in colour list range (colour sample provided)		
Roofs - Details & Features:		
* Minimum pitch 6/12 bungalow; 5/12 two storey		
* Peak / shed dormer (if applicable)		
Windows - Details & Features:		
* Window sills & trims on front elevation		
* Shutters indicated (if applicable)		
* Grilles located into windows		
Garages - Details & Features:		
* Suitable finish to concrete driveway		
* Front / Rear drive garage Single () Double () Conc. Pad ()		
* Linear or curved trim accents/ keystone around overhead door		
* Optional window pane grilles in overhead door		
Roof - Details & Features:		
* Colour in colour list range (colour sample provided)		
* Fascia and soffit in colour list range (colour sample provided)		
* Downspouts empty onto concrete splash pads		
Site Plan - Details & Features:		
* Slope shown correctly on Elevations		
* Any obstructions / Infrastructure indicated (bus stop, telephone box, etc.)		
* Max. 10% slope on driveway indicated		
* Dimensions in metric (with imperial equivalents if req'd)		
Additional Details & Features:		
* 1)		
* 2)		
* 3)		