



Beaverbrook Leduc Ltd.

Stage 7

Block 9 Lots 4-20

Front- Drive Single Family

Architectural and Landscape Guidelines

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DIRECTORY

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Engineers	IBI Group	Ph: 780-428-4000	Edmonton, AB
Architectural Applications	Windward Landtec Inc.	info@windwardlandtec.com www.windwardlandtec.com	12128 - 121A Street Edmonton, AB T5L 0A4
Surveyor	Pal's Surveys	Ph: 780-455-3177 Fax: 780-481 1301	10704 - 176 Street Edmonton, AB T5S 1G7
Solicitor	Biamonte, Cairo, Shortreed	Ph: 780-425-5800	Edmonton, AB

1.0 OBJECTIVE

The objective of these architectural guidelines is to ensure the very highest standard of visual appeal and image; ensuring compatibility among homes and integration of the community into the natural landscape. Outlining the opportunities and constraints of building, these guidelines will assist builders, designers and home buyers in achieving problem free construction.

The information contained herein is provided as a guide and the Developer and its designated consultant make no warranties or representations as to the accuracy or completeness of these guidelines. Purchasers shall be fully and solely responsible for all designs which follow these guidelines and for the conformance to the appropriate building codes. These guidelines may be altered, amended or varied by the BEAVERBROOK ARCHITECTURAL PANEL in its sole and absolute discretion.

2.0 CONCEPT

Each unit should predominantly attempt to integrate into the overall look of the area. It is very important the relative heights, massing and style of each unit complement its neighbor and the “look” of the subdivision. The objective is to provide the greatest possible latitude in exterior style and finish to permit the homeowner to own the home of their choice. Design creativity is encouraged within a framework that ensures compatible design character throughout the development.

3.0 DISPUTES

Individual concerns will be adjudicated by Beaverbrook, and their decision will be final.

4.0 STREETScape

Care must be taken to integrate the unique values of each home with special attention to the relationship with neighboring properties. Relative massing, siting and style will be of the utmost importance in assuring each home compliments its neighbors and the subdivision. Building massing, siting and style may be adjusted and/or alternate treatments requested to reinforce the streetscape. Entranceways will be covered at a level that encloses and protects the space, at the first level or a height proportionate to the design. The style, width, height and detailing of entranceways will together create a sense of arrival.

5.0 HOUSE SIZE

Houses are to have a consistency of mass and volume within the streetscape. As such, house widths and sizes must relate proportionately and logically to the lot width and neighboring houses.

The minimum house width shall be within 2' of building pocket width

Homes incorporating a garage offset of more than 2' will be specifically reviewed for suitability. Homes will be reviewed on their individual merits of design, massing, proportion, and compatibility and, where the Architectural Consultant considers the plan to be exceptional, and, provided that the house conforms with the general trend of the neighborhood, exceptions may be considered.

6.0 SITE PLANNING AND GRADING

Site planning and grading must accommodate the natural slope of the land with variations in grade absorbed within the building mass as much as possible. Lot grading must be in strict conformance with the approved grading plan for the subdivision. For lots with a more dramatic change in terrain such as walk out basement lots, there may be a requirement for special terracing and/or retaining walls. The purchaser shall be responsible for the design and construction of such retaining structures and must ensure design grades and lot drainage are not compromised.

Special attention is to be given the treatment of exposed concrete foundation walls. A maximum of 2'6" of parged concrete will be permitted on all elevations of the homes. Variation in grade and basement design may require cladding material be lowered or extended to within 2'6" of ground level.

Front entry steps are to be a maximum of 5 risers per set. Where the grade calls for more than five risers, the run must be split. Exceptions to this requirement may be granted in consideration of unique design, topography and lateral bracing concerns. If there are more than five risers per set, the step will be a minimum 4' wide with appropriate railing style.

Homes will be reviewed on their individual merits of design, massing, proportion and compatibility and, where the Architectural Consultant considers the plan to be exceptional, and, provided that the house conforms with the general trend of the neighborhood, exceptions may be considered.

7.0 GARAGE/DRIVEWAY

Double attached, front drive garages are required and must be located in accordance with the garage location plan. Driveways and front walks may be constructed of concrete, including plain, stamped and colored concrete, colored concrete pavers and exposed or washed concrete. Where colored concrete or pavers are utilized, the color must be expressly approved.

The driveway is not to exceed the width of the garage to the garage front where the width may then flare to include a walkway to the front and or rear yard. A wider driveway may be considered if it can be demonstrated that it does not compromise drainage nor detract from the streetscape and landscaping standards.

A height of 3' should be maintained between the overhead garage door and the eave line.

Where the height exceeds 3', special detailing may be required. Gable ends will require appropriate detailing to soften the visual impact accordingly. Garage overhead doors must be compatible with house in style.

The garage overhead door must be the same color as the cladding or when the garage front is brick or stone, the overhead door may be the same color as the trim.

The compatibility of this section of the guidelines will be reviewed and determined by the design consultant.

8.0 IDENTICAL ELEVATIONS

Similar or approximately identical elevations must not be repeated within two lots or directly across the street (XOAX). To be considered different, an alternate elevation must reflect substantial modifications. Repetitive use of elevations will be monitored to ensure interesting streetscape.

9.0 EXTERIOR COLORS

Colours will be approved on an individual basis. Colours will not be duplicated on adjacent lots or directly across the street. The use of a third accent colour is mandatory. In keeping with the character of the neighborhood and in consideration of blended streetscapes, pastel colours are not permitted. Darker colour pallets are preferred. White and lighter cladding colors may be used moderately in combination with darker palettes in contrast. Examples of siding colours can be found in Schedule C as a reference.

10.0 CORNER LOTS

Houses on corner lots require special design consideration. Flanking side elevation will have suitable front elevation treatment with principal roof planes sloping toward view. All models will be considered for corner lots based on their unique suitability to these locations. Models will require variation in wall planes, substantial roof line between floors, appropriate wall heights, window placement and detailing.

11.0 HIGH VISIBILITY

High visibility rear elevations require special design consideration. High visibility lots are defined as those lots backing onto a main roadway, pond, walkway or park site. At a minimum, trims will be required on all openings and detail (ex. shakes, panels, etc.) to all exposed gable areas. The addition of secondary roof lines and additional wall articulation may also be requested at the discretion of the Architectural Consultant.

13.0 ROOFING

To provide a unifying theme throughout the subdivision, the minimum roof pitch will be 5/12, with the exception of bungalows which will require a 6/12 pitch to adjust massing. In consideration of overall massing and style, some secondary roofs may not be subject to this minimum requirement.

Lower roof pitches may be considered with alternate elevation treatment in the prairie style and at the sole discretion of the architectural consultant.

The roofing materials/colors may be selected from the following: IKO, Cambridge Series 30, in Weatherwood or Dual Black BP, Harmony Series 30, in Stonewood or Shadow Black GAF, Timberline 30, in Weatheredwood or Charcoal Blend

Roof overhangs will be proportionate to the design with suitable overhangs incorporated at cantilevers, box-outs and bays. 6" fascia is the minimum; however, a wider fascia is encouraged and may be requested to reinforce styling on some models.

Chimneys and flues must be contained within a corbeled chase, finished in a style consistent with the home design.

14.0 EXTERIOR FINISHES

To achieve the standard and caliber of visual appeal, a requirement for architectural detailing and continuity will apply to all homes.

Brick or stone, a minimum of thirty-two square feet, will be required c/ w a minimum 18" return. Where the brick or stone is applied in a panel effect across the entire front of the garage, returns will not be required.

The use of window and door surrounds will be a feature on all homes. In addition, all front gable end roofs will have 6" shadow bands.

Decorative grill or muntin bars must be used on all windows facing the street including side windows of bays.

It is recommended that all Entranceways will be covered at a level that encloses and protects the space, at the first level or a height proportionate to the design. The grand but somewhat overwhelming two story pillared entries will be discouraged. Wooden verandas and porches must be skirted to grade with closed risers. All vertical faces of exposed wood must be stained or painted out to match the wall color or trim color.

Acceptable cladding materials include:

- double 4/5 beveled, cove or traditional vinyl siding in horizontal application
- brick, stone or shale in stacked application
- hardboard siding, prefinished (long life) horizontal application
- Fieldstone and Stone Tile will be considered on an individual basis

All trim details and masonry must be returned 18" around corners.

Where columns or posts are used on the front or highly visible elevations, they are to be of substantial form and solid in appearance. Columns and posts should include suitable step details at the top and bottom.

Homes will be reviewed on their individual merits of design, massing proportion and compatibility and, where the Architectural Consultant considers the plan to be exceptional, and, provided that the house conforms with the general trend of the neighborhood, exceptions may be considered.

15.0 FENCING AND LANDSCAPING

15.1 Fencing -

All fencing should be consistent in design and color with the wood screen fencing style established for the community, attached as Schedule "II".

15.2 Landscaping - It is the responsibility of the homeowner to landscape the front yard. In the case of corner lots, the front yard shall include the flanking sideyard to the sidewalk, curb or boulevard and to the point parallel with the rear property line.

The minimum landscape standard for all lots shall consist of sod, one tree and one other landscape feature such as a shrub bed, flower bed, rock garden etc. The minimum deciduous tree shall be 2" caliper, measured 6" above ground. The minimum coniferous tree (spruce or pine) must be a minimum of 6' tall. A prepared bed is defined by edging (landscaping vinyl, brick, concrete, etc.), and should contain a minimum of 5 shrubs.

Landscaping is to be completed within 12 months of completion of the house or when weather permits.

15.3 Ancillary Buildings / Garden Sheds - Where such structures are visible from public adjacencies (i.e. all perimeter lots, corner lots and lots designated high visibility), exterior wall finishes, style and color shall compliment those used on the house. Roof style and materials are to match the materials used on the roof of the house.

The setback and development of all future accessory buildings will be in conformance to the City of Leduc Land Use Bylaw

16.0 INTERPRETATION

The enforcement, administration and interpretation of these guidelines shall be at the discretion of Beaverbrook Leduc Ltd. or its designated consultant. The unfettered application of these guidelines shall be without notice or precedent.

17.0 SITING

17.1 Consultant - Check with the Architectural Consultant and Surveyor for all applicable drawings, and any special conditions.

17.2 City Regulations – All developments must comply with The City of Leduc Land Use Bylaw. Conformity with these guidelines does not supersede the requirement to meet the approval process of The City of Leduc Land Use Bylaw. Ensure that city regulations are met and note relevant plans regarding utilities and rights of way.

17.3 Plot Plans - A designated surveyor shall prepare all plot plans and perform all stakeouts in the subdivision to facilitate establishing building elevations that are consistent and appropriate.

18.0 SUBDIVISION APPEARANCE

18.1 Signage - In order 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 home builder or contractor signage will be allowed on medians or boulevards.

18.2 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.

18.3 Clean Up - Builders should encourage timely removal by all subtrades of litter on building sites. Failure to comply will result in a clean-up bill being charged to the lot. Supply of bins by the Builder is MANDATORY.

Any general cleanup of the subdivision initiated by Beaverbrook can and will be charged pro-rata to all builders.

18.4 Sump Pumps – All sump pump discharge must be connected to the storm sewer system. Weeping tiles should NOT be connected to the sanitary sewer. Weeping tiles should drain to a sump pump and the flows will be discharged to the storm sewer system by means of a sump pump. This configuration should comply with Municipal and Provincial standards.

18.5 Downspouts - Must be directed away from the house to streets or rear drainage structures. Storm water must not be directed onto adjacent lots.

18.6 Roof Leaders- The builder must confirm roof leader requirements with the City of Leduc for each lot.

19.0 APPROVAL PROCESS

An application must be submitted to the designated consultant as follows:

- a) One complete set of house plans; ¼" or 3/16" = 1'
- b) Two Copies of the Plot plan, prepared by Pals Surveys, 1:300, showing lot house grades and drainage pattern, floor and garage elevations; and
- c) Completed application form.
- d) Material and color samples, as required.

Incomplete submissions may be returned without review. Windward Landtec will review the plan and recommend approval, modification, or rejection of the application based on the adherence of the plans to these guidelines within 5 days of receipt.

Should disputes arise, the Developer shall make the final decision on the acceptability of plans. Once approved, Windward Landtec will send a copy of the application indicating any changes to the applicant. After approval, the plans may not be altered without prior written approval of Windward Landtec. Windward Landtec will keep an up-to-date record of plans showing house types, color, roof lines and grades, to advise the applicants of how their proposed house will best fit into the existing situation.

Approval of any and all house plans will be at the sole and unfettered discretion of the Developer.

No stakeout will proceed until architectural approval is granted. If final architectural approvals are pending only for the final color selections then conditional approval and stakeout will be granted while the final color selections are finalized.

Please forward submissions to:

WINDWARD LANDTEC INC.

12128 - 121A Street

Edmonton, Alberta

T5L 0A4

Info@windwardlandtec.com

www.windwardlandtec.com

Phone: (780) 454-6799 Fax: (780) 454-6896

20.0 DAMAGE and LANDSCAPE DEPOSITS

A damage deposit or Letter of Credit in the amount of \$5,000.00 (regardless of the number of lots) is due prior to house plan and grade approval to cover any of items 1 or 2 listed below. A LOT INSPECTION REPORT, attached as Schedule "III", must be completed and returned to Beaverbrook within seven (7) days of lot purchase or any and all lot damages will be assessed to the purchaser.

1. Contravention of architectural controls
2. Possible damage to:
 - (a) Curb stop - water valve
 - (b) Sidewalks, curbs and gutters
 - (c) Driveway aprons and asphalt
 - (d) Boulevard landscaping and trees
 - (e) Rear gutters and walkways
 - (f) Light standards
 - (g) Fire Hydrants
 - (h) Cathodic Protection points
 - (i) Grading and drainage swales
 - (j) Fencing

To insure compliance with the landscaping requirements, a \$1,500 landscaping deposit must be paid by the purchaser.

20.1 Damage and Landscape Deposit Release Procedure

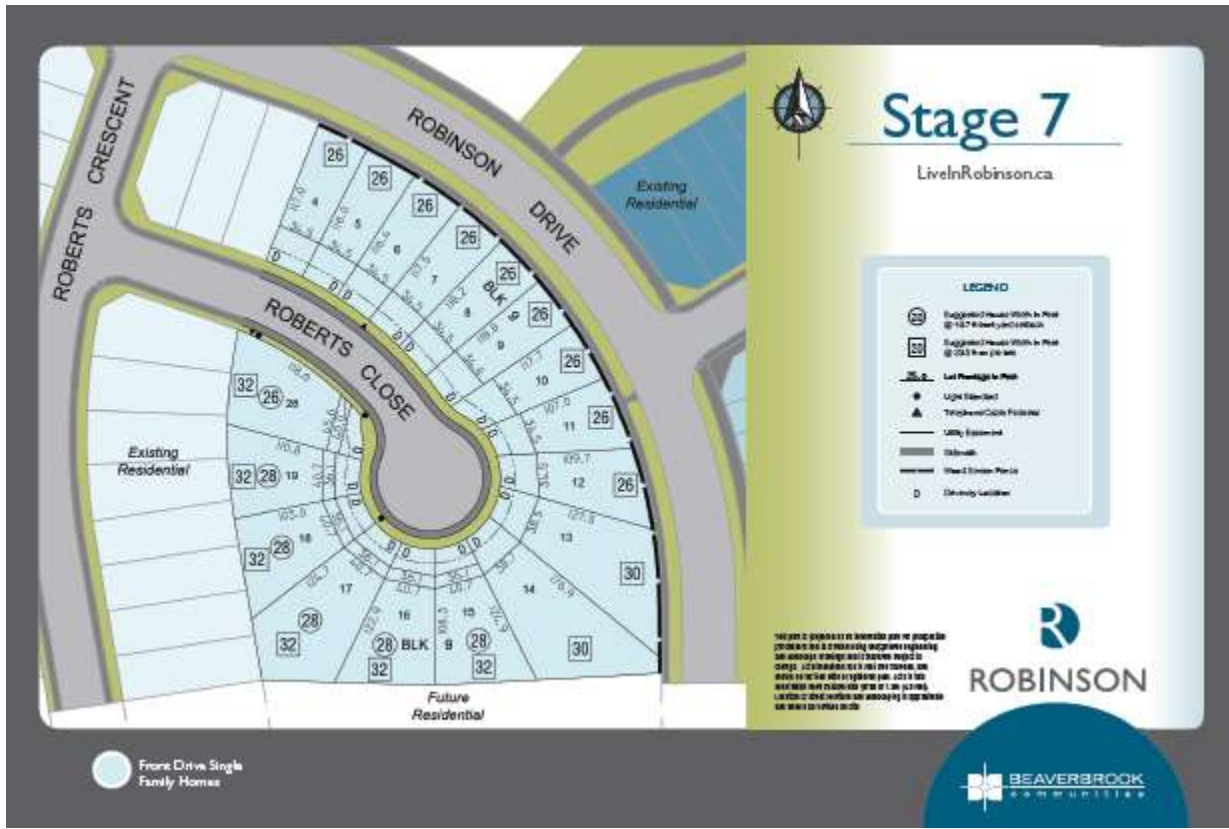
The Landscape deposit is to be refunded by the Developer, upon confirmation of the satisfactory completion of the landscaping and receipt of approved final lot grading certificate from the City of Leduc. The Landscape Deposit will be held and dealt with in accordance with the Standard Terms and Conditions of the purchase agreement.

The Developer must be in receipt of the following prior to releasing the damage deposit:

- Final grade certificate approved by The City of Leduc.
- Written request submission to info@windwardlandtec.com for release accompanied by the approved lot grading certificate.
- Final inspection report by the design consultant outlining as-built conformance with the guidelines and house plan approval.
- Final inspection by design consultant for report of damages to municipal improvements including any of the items (a)-(j) in section 20.0.
- Inspection of the completion of all landscaping requirements.
- Damage Deposits will not be released until all applicable Final Acceptance Certificates from the municipality have been received by the Developer.

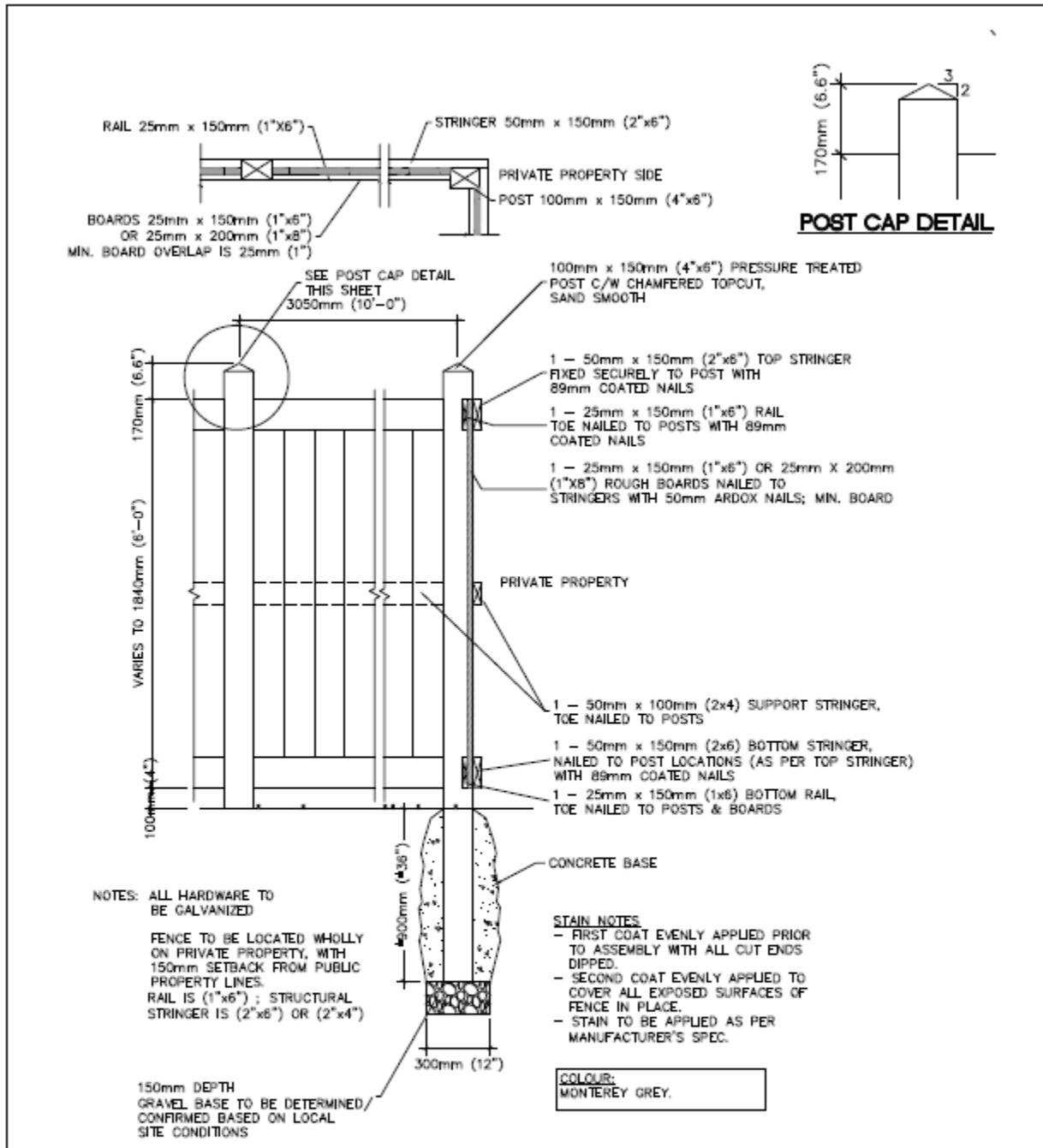
Schedule A

Stage 7 Map



Schedule B

Fence Detail



	<p>TITLE:</p> <p>BEAVERBROOK LEDUC LTD.</p> <p>WOOD SCREEN FENCE DETAIL</p>	
DRAWN BY: O.P.	DATE: 3 JULY 2012	SCALE: NTS
		DWG. 28851

Schedule C

Examples of Siding Colours



						
Stratus	Brownstone	Cypress	Eggplant	Chestnut Brown	Coffee Bean	Caribou Brown
						
Richmond Red	Khaki Brown	Annapolis Blue	Rockaway Grey	Muskoka Green	Grenader Green	Aviator Green
						
Rain Forest	Spring Moss	Sahara Brown				

Schedule D

Lot Inspection Report



LOT INSPECTION REPORT

This lot Inspection Report is to be completed and emailed to Beaverbrook at info@beaverbrook.ca within SEVEN (7) days of lot purchase.

Date of Inspection _____

Subdivision Beaverbrook Leduc Ltd.

Builder/Purchaser _____

Lot _____

Block _____

Plan _____

INSPECTION OF MUNICIPAL IMPROVEMENTS

Sidewalk _____

Curb _____

Water Service Valve _____

Swale _____

Boulevard Landscaping _____

Light Standard/ Communication Pedestal _____

Comments _____

Schedule E

Final Inspection Request Form



Lot _____ Block _____ Plan _____ Civic Address _____
Subdivision _____ Stage _____ Date of Request _____
Builder _____ Contact _____
Phone _____ Fax _____ E-mail _____

Upon completion of construction, site works and if applicable, landscaping, a final inspection is done to ensure compliance with the architectural guidelines and to check for any damages to municipal improvements. The following items must be completed prior to a request for final inspection: (Request must be made by or through the Builder)

- ✓ Home constructed in compliance with the Architectural Guidelines and the approved plan.
- ✓ Construction complete, including seasonal work on exterior. Site cleared of all debris, sidewalks and curbs cleaned, cc exposed and marked.
- ✓ Landscaping complete in accordance with the minimum requirements as set out in the guidelines.
- ✓ Grading certificate is attached and City Approval of same.
 - Rough
 - Final
- ✓ Fencing completed if required.

Landscaping Deposit Refund _____ (Home Owner)
Date of Request: _____
Homeowner Name (please print): _____
Address of Home: _____
E-mail (please print): _____
Phone: _____

In addition to this Form please include the following documents – based on the municipality in which you live:

- Edmonton: Final Grade Approval & Final Grade Certificate
- Sherwood Park: Final Grade Approval & Final Grade Certificate
- Morinville: Rough Grade Certificate
- St. Albert: Rough Grade & City Letter
- Fort Saskatchewan: Final Grade Approval & Final Grade Certificate
- Spruce Grove: Final Grade Approval & Final Grade Certificate
- Stony Plain: Final Grade Approval & Final Grade Certificate
- Leduc: Final Grade Approval & Final Grade Certificate
- I CONFIRM THAT I HAVE COMPLETED THE LANDSCAPING AS PER THE DEVELOPERS ARCHITECTURAL REQUIREMENTS
- I CONFIRM I AM THE ORIGINAL OWNER

Note: if you are not the original owner you must include documentation confirming that the deposit was legally transferred or assigned to you.

Further, I/We confirm that:

- Tree matches the caliper/height as stated in the architectural requirements
- Shrub beds and sod have been planted as stated in the architectural requirements
- Any other exterior alternations and improvements comply with the architectural requirements

Inspections are typically conducted from April to September (weather pending). If your request is submitted after the inspections have stopped, Windward Landtec Inc. will notify you and ask that you resubmit when the next season begins.

NOTE: A re-inspection fee will apply for all failed inspections.

Please submit by Fax: 780-454-6896 or by E-mail: info@windwardlandtec.com

Final Inspection Request