



## **ARCHITECTURAL DESIGN GUIDELINES**

### Stage 2

#### Front Drive Single Family Lots

Includes: Block 2 Lots 53-70 (inclusive)

#### Front Drive Duplex Lots

Includes: Block 2 Lots 42-51 (inclusive)

#### Front Drive Single Family Lots (Zero Lot Line)

Includes: Block 1 Lots 35-80 (inclusive)

## **DIRECTORY**

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## The Community of Woodbend

*Woodbend is a master planned community located in the area of South West Leduc.*

*These design guidelines are developed to guide and detail a vision for this community, with a unifying architectural style and a high standard of appeal and image. This will allow for the development of homes with an architectural style that draws on traditional architectural elements while addressing the needs of living and incorporating modern building materials.*

### INTRODUCTION

The objective of these architectural guidelines is to ensure the highest standard of visual appeal and image, ensuring compatibility and integration within the community. Outlining the opportunities and constraints of building, these guidelines will assist builders, and home buyers in achieving a positive building experience.

The community and phase plans are presented in Appendix 'A'.

### 1.0 ARCHITECTURAL THEME

The Architectural Theme of Woodbend is intended to be an interpretation of blended architectural styles that will create diversity and relaxed styling. Streetscapes will be an eclectic blend of modern/contemporary and classic/traditional architectural styles.

Encouraging originality and individual expression, style preference will be selected from Heritage, Arts & Crafts, Craftsman, Prairie, and Modern/Contemporary Styles.



## **2.0 MUNICIPAL STANDARDS**

Formal standards for development will be those as established in the City of Leduc Zoning Bylaw. Conformity with these Design Guidelines does not supersede the required approval process of the City of Leduc.

All relevant utility plans, rights-of-way documents and other plans should be consulted.

## **3.0 BUILDING MASSING & SITING**

### **3.1 Setbacks/Separation Space**

Minimum setbacks for all front, side and rear yards are to conform to those established by the City of Leduc Zoning Bylaw.

### **3.2 Siting & Site Coverage**

The maximum site coverage will be as per the City of Leduc Zoning Bylaw.

Homes are to be sited to complement the overall streetscape and ensure compatibility with adjacent lots. The siting of the homes are to reflect the attributes of topography, views, exposure to sunlight and privacy considerations.

### **3.3 Building Heights & Roof Pitch**

The maximum building height is to be in conformance with the City of Leduc Zoning Bylaw.

The minimum roof pitch is to be 6:12 for any roof on the front elevation facing the street. Bungalows are to have a minimum roof pitch of 7:12.

Alternate roof pitch will be allowed for Prairie and Modern presentations at the discretion of the Consultant. NOTE: Flat Roof style homes will not be allowed.

### **3.4 House Sizes/Width/Massing**

#### **Streetscape**

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 neighbouring homes. Individual homes will be reviewed on their own merits of design, massing, proportion and compatibility. Massing, style and setback may be adjusted on a lot to lot basis, to enhance the streetscape. Entranceways will be covered at the first level.

Front Drive Garage: The minimum house width must be within two 2'-0" feet of the recommended building pocket on lots greater than a 26'-0" pocket. The minimum house width is 24'-0". The maximum garage offset allowed is two feet.

Front Drive Garage – Zero Lot Line: The minimum house width must be within 2'-0" of the recommended building pocket. The minimum entry width will be 4'-0".

Duplex: The minimum house width must be within 2'-0" of the recommended building pocket.

Homes with an oversized garage (24'+ wide) must include articulation in the form of a jog, to break up the expanse of flat wall plane and roof line.

House width is to relate proportionally and logically to the lot width, building envelope and neighbouring homes.

**3.5 Site Planning and Grading**

Site planning and grading must accommodate the natural slope of the land and 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.

Front entry steps are to be a maximum of 4 risers per set. Where the grade calls for more than 4 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 4 risers per set, the step will be a minimum of 4' wide with appropriate railing style.

**3.6 Repetition**

The same elevation shall be separated by 2 lots on the same side of the street (XOAX) and will not be permitted directly across the street. This may be altered at the Developer's discretion if it can be shown that the two elevations in question are located so as not to be visible together from any angle.

While similar house plans and elevations are inevitable, it is possible to vary the design by changing exterior elements. If it is felt that the adjacent houses are too similar, the Developer will request the applicant to make design changes. Repetitive elevational treatments will be monitored.

Semi Detached Lots	Single Detached Lots (and Zero Lot Line)
Identical elevations will be permitted on adjacent lots for semi-detached units. The rear elevation of all units will incorporate roof lines and detailing to effectively break up the facade and add visual interest. It is recommended to alternate the exterior theme of each block units to help differentiate the streetscape.	Similar or identical front elevations may not be duplicated within two lots or directly across the street, (XOAX) unless significant changes have been made to the house style, roof pitch and exterior materials to the satisfaction of the Architectural Consultant. It is recommended that the same or similar model should have at least one lot between proposed homes to provide a varied streetscape.

**4.0 BUILDING MATERIALS**

**4.1 Roof Materials/Overhangs**

The roof material colours are to be selected from the following:

- IKO - Cambridge Series 30, in Weatherwood or Dual Black;
- BP - Harmony Series 30, in Stonewood or Shadow Black; and
- GAF - Timberline 30, in Weatheredwood or Charcoal Blend.

Roof overhangs are to be proportionate to the design and style of the home.

Review attached Interpreted Architectural Styles for Reference.

#### **4.2 Chimneys**

All flues must be boxed in with a corbelled chase in the same finish as the main body of the home.

#### **4.3 Exterior Finishes**

The primary wall material is to be vinyl siding or composite siding (hardiboard, smartboard, etc.) or approved equivalent.

Stucco may be used as a primary wall material in some instances but it is subject to review by the Architectural consultant. It may also be used as a secondary material (accents Ex).

Secondary wall materials may consist of cedar shakes, composite or high quality vinyl shakes, smart panels, hardi panels or board and batten detailing.

Broad expanses of siding on the front elevation are to be minimized through the use of trim details, masonry, columns, etc.

Masonry is required. A minimum of 80 sq.ft. is required. Acceptable masonry materials include cultured stone, authentic stone or brick. For Duplex style homes a minimum of 60 sq ft of brick or stonework will be required for each unit. In addition, the verandahs and/or porch must be enclosed to grade and accented with brick or stone, (i.e. Column detailed with brick or stone). **Note:** Exception to this requirement (of stone or brick) will be allowed if the total amount of masonry is maintained at the front of the home. Lattice will not be permitted; pre-cast steps will not require stone cladding. Risers must be closed back. Brick or stonework is to be complementary to the main body colour of the home.

All front entry steps must be concrete. Alternative composite wood steps may be allowed on Duplex product.

All exposed wood (including PWF) (when used) must be stained out to match the wall colour or trim colour.

Masonry must be detailed in areas that reflect structural elements. The design of masonry features should "ground" the home and look like a structural element. All masonry must wrap at least 2'-0" around all corners with trim/column detailing.

#### **4.4 Exposed Concrete Walls/Meters**

No higher than 1'-0" of concrete walls are to be exposed above grade on front and corner elevations. Remaining elevations may utilize a maximum 2'-0" of parged concrete walls. Variance to these requirements will be reviewed at the consultant's discretion if not exposed to view.

Electrical and gas meters are to be on rear or side elevations to minimize visibility.



## **5.0 ARCHITECTURAL DETAILS**

### **5.1 Elevations/Detailing**

Some examples of Architectural elements that emulate the styles are as follows:

- front porches;
- simple and substantial columns (min. 10" x 10");
- exposed rafter tails;
- masonry skirting;
- masonry bases on columns; and
- bold and simple triangular knee braces supporting roof structures.

### **5.2 Trim, Soffits & Fascia**

Modern trim materials used in a traditional manner will assist the homes to appear timeless. Trim detailing will be required on all front, flanking and rear elevations and other visible elevations as identified in Section 6.2 (High Visibility) of these Design Guidelines.

Some examples of trim are as follows:

- trim material is to be wood, composite material (i.e., Smartboard), metal clad or an approved equivalent. The use of Smart-board material is strongly encouraged in order to avoid large expanses of vinyl on trim details and gable ends;
- window trim on side elevations do not have to match the profile of the front and rear elevation but as a minimum should be 4" wide on all four sides of the window;
- shadow boards or cornices, if incorporated in the design, must be used in all open gable ends where the wall meets the soffit on every elevation;
- corner trim is to be a minimum width of 4", but 6" width is encouraged;
- trim profiles must project beyond the wall material they are designed within. When a composite material trim is used on a stone wall, the trim must be built out at least ½" above the stone;
- open gables on the front and other highly visible elevations should be constructed with a composite material;
- fascia are to be prefinished aluminum and are to be a minimum height of 8"; and
- rainware should be limited on exposed elevations - downspouts should be installed on side and rear elevations of homes only. On lots backing onto the stormwater management facility, all downspouts are to be directed to the front of the lot and not to the rear. All rainware is to be prefinished and match trim colour.

### **5.3 Front Entrances**

Front entrances are to create an impression of quality through the incorporation of raised panel doors. All entry doors are encouraged to incorporate glazing, sidelights or transom windows. Fanlight or sunburst windows are not acceptable.

The incorporation of canopies, porticos and porches are highly encouraged.

All front entrance doors are to be painted in a contrasting deep/vibrant colour or painted to match the trim colour. If doors are wood, they should be stained to match or contrast with the trim colour.

#### **5.4 Windows**

Windows on all front and corner elevations require decorative treatment such as muntins. Muntin bars are to be of solid materials.

#### **5.5 Accessories**

Front porches and rear decks should have railings in a style to match the architectural theme. Acceptable railing materials include (depending on architectural style) metal; wood; metal and glass (acceptable on rear elevation only); and composite materials. Deck posts are to be a minimum of 8" square for all high visibility lots.

Light fixtures shall complement the architectural style of the home.

House numbers are to be a minimum of 6" high and are to be located on the front garage elevation or at the front entry door.

#### **5.6 Colours**

Contrasting siding and trim colours are mandatory. Matching fascia and siding will not be permitted.

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 required. This colour may typically be used on the front door or may be used in combination of trim elements for the home.** Darker colour palettes and earth tones will dominate the streetscape.

The Developer will not permit the predominance of one colour within any portion of the area.

#### **5.7 Sidewalks, Driveways & Stairs**

Driveways are to be concrete with broomed finish at minimum. Stamped coloured concrete in earth tone colours or exposed aggregate finish will also be approved and is highly encouraged. Borders of stamped coloured concrete or exposed aggregate will also be approved. Brick unit pavers or asphalt are not acceptable materials.

Driveways are not to exceed the width of the garage. Additional driveway width may be allowed at the discretion of the Developer.

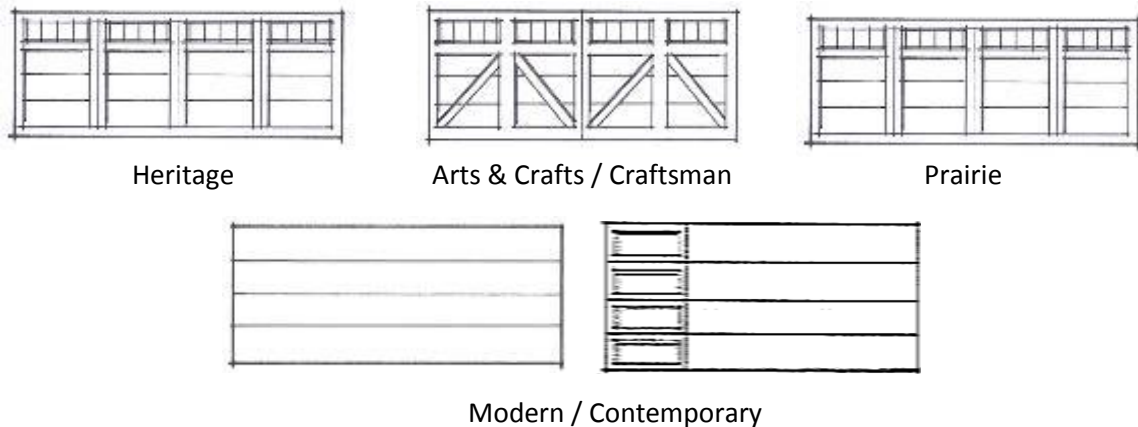
Front walks are to consist of the same materials as the main part of the driveway and are to be poured at the same time as the driveway. Front walks are to be a minimum of 3'-0" in width. Sidewalk concrete stones, blocks or brick unit pavers are not permitted.

Poured in place and pre-cast concrete steps are permitted and are to match the driveway and sidewalk leading to the home. If the driveway is exposed aggregate, the step and walkway are to match. The use of exposed aggregate or coloured concrete is encouraged. Variances to sidewalk material are subject to review and approval by Developer.

## **5.8 Garages**

All single family houses (Front Drive - Single Detached) are to have a 2-car front drive attached garage at minimum. The garage should be designed to integrate with and enhance the massing of the house.

All garage doors to have raised panel detailing. Glazing in the garage doors is encouraged, but not mandatory. "Sunburst" style glazing is not permitted. The door may be metal, wood or wood composite and is to match the main body colour or the trim colour of the home.



Garages are to be sited on the lot in conformity with the approved Subdivision Garage Location Plan.

## **5.9 Ancillary Buildings &/or Garden Sheds**

Where such structures are visible from public adjacencies, (perimeter lots, corner lots and lots designated high visibility) exterior finish style and colour shall complement the house. Roof style and materials are to match the materials used on the house.

## **6.0 LOTS WITH ADDITIONAL DESIGN CONSIDERATIONS**

### **6.1 Corner Lots**

Corner lots that side onto a street or open space will require additional treatment. The flanking and rear elevations should be well articulated with various architectural elements appropriate to the overall design of the house. Such elements may include side sloping roof details, box outs, chimneys and fully detailed windows, shadow bands, belly boards, porch or verandas that wrap around from the front of the house and continue to the side and rear of the home.

All cantilevers, box outs, etc., on visible elevations must include their own roofing and overhang.

### **6.2 High Visibility Lots**

All Lots in this stage are designated high visibility.

Rear elevations that are visible will require an extra level of detail and incorporate detailing similar to the front elevation and overall design.

Decks for all high visibility lots are to be completed prior to inspection.

## **7.0 LOT GRADING/PLOT PLANS**

Lot grading is to be consistent with the approved Subdivision Grading Plan, not to existing vacant lot or unfinished lanes. The costs of obtaining proper grading and drainage are the responsibility of the Builder and/or Purchaser.

All plot plans are to be prepared by the Designated Surveyor. The staking of the home is to be jointly carried out by the Builder and the Designated Surveyor. Plot plans must include the following:

- scale 1:300 metric;
- north arrow;
- municipal address;
- legal description of property;
- all property lines, designated and dimensioned;
- size and location of proposed building(s) dimensioned to property lines, existing building and other structure where applicable;
- all cantilevers (including floor, bay windows, fireplaces, eaves, etc.);
- abutting streets, avenues, reserves, etc. Easements and utility right-of-way labeled and dimensioned, accurately figured, explicit and complete;
- spot elevations around building and drainage directional; and
- dimensions from property line to sidewalk and face of curbs.

## **8.0 LANDSCAPING (FRONT YARD ONLY) / FENCING**

### **8.1 Trees/Sod**

High quality landscaping such as perennial plantings, trees, feature gardens, etc., is encouraged. 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 side yard to the sidewalk, curb or boulevard and to the rear corner of the house.

The minimum landscape standard for all lots shall consist of sod, one tree and a prepared shrub bed containing at least six shrubs. Artificial sod is not permitted. Mulch is not an acceptable substitute for sod. Mulch is only acceptable with adequate coverage of plant materials.

Deciduous trees shall be a minimum of 2" calliper, measured 6" above ground. Coniferous trees (spruce or pine) are to be a minimum 18" in height or spread.

Landscaping must be completed within six (6) months of completion of the house (subject only to seasonal limitations).

### **8.2 Landscape Deposit**

The Landscape Deposit will be paid to ensure, inter alia, compliance with these design guidelines. The amount of the landscape Deposit to be paid will be:

- a. \$1,500.00 for each Lot purchased pursuant to the Lot Purchase and Sale Agreement; or
- b. 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 \$1,500.00 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.

Upon completion of landscaping, the Builder shall call for 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 satisfaction of 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.

### **8.3 Retaining Walls**

Retaining walls should be limited to a maximum exposed height of 0.9 m (3'-0"). Retaining walls higher than this may require engineer review and should be designed in a stepped fashion to reduce the visual impact of the wall. All retaining walls are to be constructed to complement the exterior building finishes and blend with the landscape. Timber retaining walls are not acceptable. Any retaining walls are the responsibility of the Builder and/or purchaser and are to be constructed completely within private property lines.

### **8.4 Fencing**

All wood screen fencing must be consistent in design and colour with the fencing style established for the subdivision. See Appendix 'B' for fencing details.

The maintenance of all fences is the responsibility of the home owner.

## **9.0 SUBDIVISION APPEARANCE**

### **9.1 Signage**

In order to maintain cohesiveness for signage within the subdivision, all signage will be supplied by the Developer, i.e. all model signs, directional signs and general information signs. The only signage to be supplied by the Builders Group will be on lots owned or sold by that Builder. Excessive use of signage, including sandwich boards may necessitate removal of ALL Builder's and Realtor's signs.

### **9.2 Excavation Material**

All Builders must ensure that all excavation is kept within the confines of their lot. Any spillage on a road, land, sidewalk or neighbouring lot must be removed immediately or the Developer will arrange for its removal and invoice for expenses.

The disposal of all excess material is at builder's expense and coordination.

### **9.3 Clean-up**

Builders should encourage timely removal by all sub-trades 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 clean-up of the subdivision implemented by the Developer can and will be charged pro-rata to all builders.

#### **9.4 Recreation Equipment & Commercial Vehicles**

Recreation vehicles shall not be parked or stored on any property.

Commercial vehicles in excess of ¾ ton shall not be parked or stored on any property.

#### **9.5 Inspection of Improvements**

Each Builder is responsible for inspecting the condition of curbs, sidewalks, street lights, services, etc. on his lot and must submit written notice of any damages to the Developer within 30 days of possession date prior to commencing construction, otherwise costs for repairing any damages becomes the sole responsibility of the Purchaser.

#### **9.6 Appearance During Construction**

The Purchaser and/or Builder is required to keep their lot clean and orderly during construction. There will be no burning of garbage. Purchasers and/or Builders found negligent will be back-charged for clean-up carried out by the Developer.

#### **10.0 INTERPRETATION**

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

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 neighbourhood, exceptions may be considered.

#### **11.0 APPROVAL PROCESS**

Prior to application the Builder has inspected the lot and all services. All discrepancies or damage are to be reported via the LotWorks website to the Developer.

Before applying to the City for a development permit, the Applicant shall submit an application for approval via the LotWorks website. This application shall include the following:

- one complete set of house plans at ¼" or 3/16" = 1";
- two copies of the plot plan, prepared by the designated surveyor at 1:300, showing lot and house grades and drainage pattern and floor and garage elevations;
- completed application form; and
- material and colour samples, as required.

Incomplete submissions may be returned without review. The plans will be reviewed and approval, modification, or rejection of the application will be recommended based on the adherence of the plans to these design guidelines within five (5) days of receipt.

Should disputes arise, the Developer shall make the final decision on the acceptability of plans. Once approved, a copy of the application indicating any changes will be sent to the Applicant. After approval,

the plans may not be altered without prior written approval of the Developer. The Developer will keep an up-to-date record of plans via the LotWorks website showing house types, colour, roof lines and grades.

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

## **12.0 SECURITY DEPOSIT**

The Security Deposit will be paid to the Vendor to ensure, inter alia, completion with these design guidelines, including:

- confirmation that there is no contravention of the architectural requirements in these design guidelines; and
- to verify that no damage has been made to the improvements and additional damage to curb stop — water valve, sidewalks, curbs and gutters, driveway aprons and asphalt, boulevard landscaping and trees, rear gutters and walkways, light standards, fire hydrants, cathodic protection points, grading and drainage swales and fencing.

The amount of the Security Deposit will be:

- \$5,000 for each Lot purchased pursuant to the Lot Purchase 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 as agreed upon in the Lot Purchase Agreement for all of the Lots purchased in the applicable Subdivision Phase.

### **12.1 Security Deposit Return Procedure**

Upon completion of construction, site works, and landscaping, a final inspection will be completed by the Vendor or the Vendor's Consultant to ensure compliance with the Standard Terms and Conditions of which these guidelines form part.

Prior to such inspection, the following items must be completed:

- the as-built single family dwelling(s) on the Lands have been built in accordance with the Design Guidelines in accordance with the plans approved by the Vendor;
- the Purchaser has otherwise complied with the Design Guidelines and the Vendor is satisfied that any and all damages to the Improvements have been rectified and paid for by the Purchaser;
- the Purchaser has otherwise fulfilled all of its obligations under the Lot Purchase Agreement; and
- the Vendor has obtained a Final Acceptance Certificate from the City respecting the Subdivision.

To initiate a final inspection, the Purchaser must forward to the Vendor or the Vendor's Consultant a request form accompanied by the approved grading certificate provided by the City.

The Vendor or the Vendor's Consultant will perform pre-Final Acceptance Certificate ("FAC") (as such term is used by the City) inspection and final FAC inspection to identify damages to the Improvements and other items referred to in Section 12 of these design guidelines. In accordance with the warranty period set forth by the City (it will be a minimum of 2 years from installation before this inspection will occur).

If the Vendor determines that such damages are the responsibility of the Purchaser or its homeowners, the damages will be repaired or rectified by the Vendor at its option and the cost of same will be deducted from the Security Deposit. If the cost of repair or rectification exceeds the amount of the Security Deposit, the Purchaser shall be liable for any and all additional costs as more particularly detailed in the Standard Terms and Conditions.

The Purchaser acknowledges that the Security Deposit will not be repaid to the Purchaser until the Vendor has obtained the FAC Certificate from the City. The Purchaser acknowledges that FAC approval will take at least two (2) years from the date of the installation of the Vendor's Improvements.

It is the responsibility of the Purchaser to ensure that the Improvements are maintained until FAC is issued by the City and until such time as the Security Deposit is returnable to the Purchaser as aforesaid.

### **13.0 COMMERCIAL LANDS**

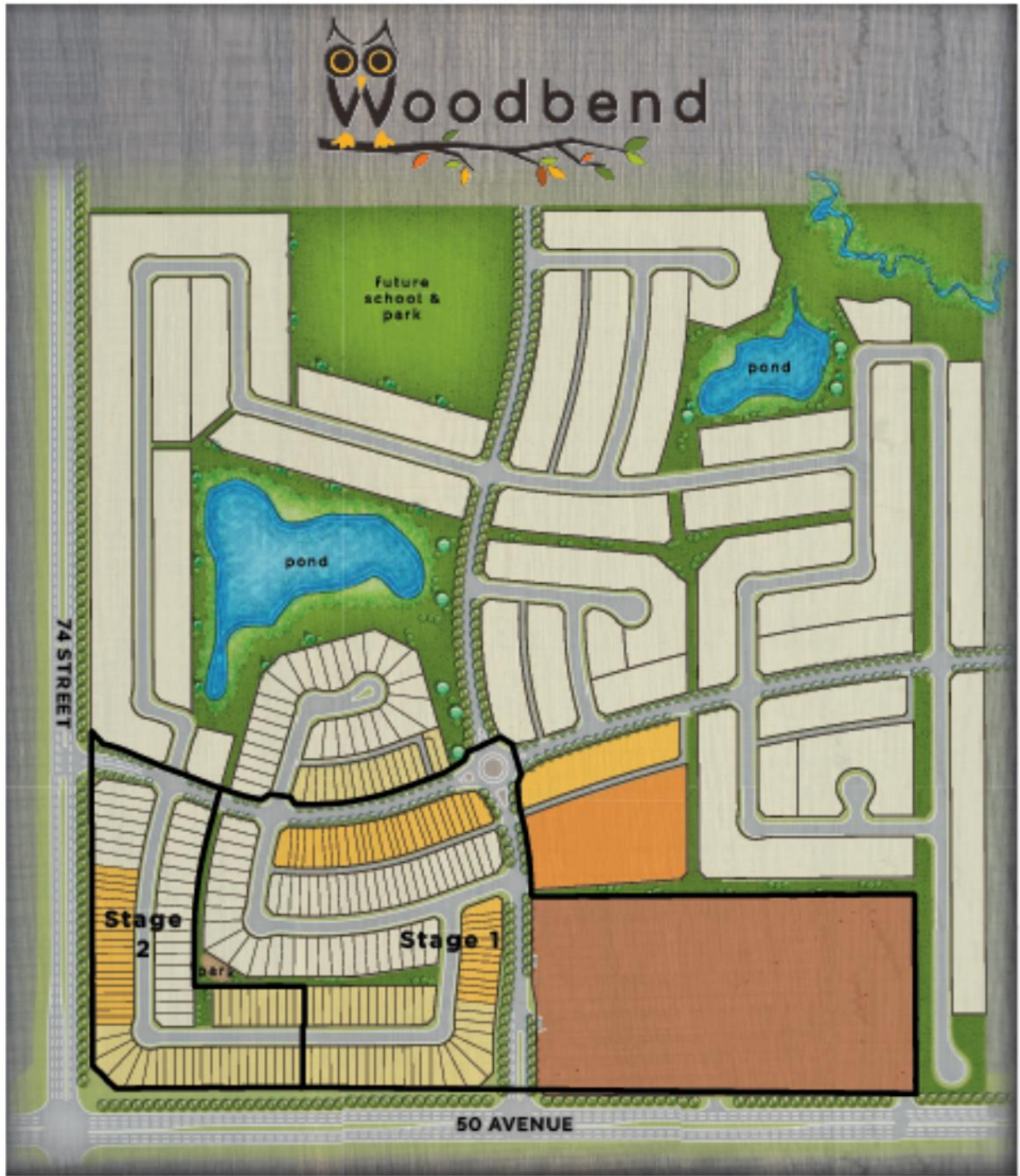
All Commercial buildings are subject to the architectural style articulated in this document including but not limited to colours, materials, theme. The Developer will review and provide approval before a design is able to go for a building permit.

#### **13.1 Commercial Agreement**

As per the Purchase Agreement clause 11.1.5, the Purchaser shall only construct structures, landscaping or improvements on the Lands consistent with architectural plans, architectural controls/design guidelines, elevations, landscaping designs and layouts approved prior to construction, in writing, by the Vendor, acting reasonably (the "Approved Plans"). The Vendor shall respond, in writing, to the Purchaser within fifteen (15) days of submission of plans by the Purchaser to the Vendor.



APPENDIX 'A' - Lot Plan Overall



**LEGEND**

	Low Density Residential	Townhouse	Commercial
	Semi-Detached	Medium Density/Apartment	Open Space

**CARRINGTON LAND LTD.**

**Avillia developments**

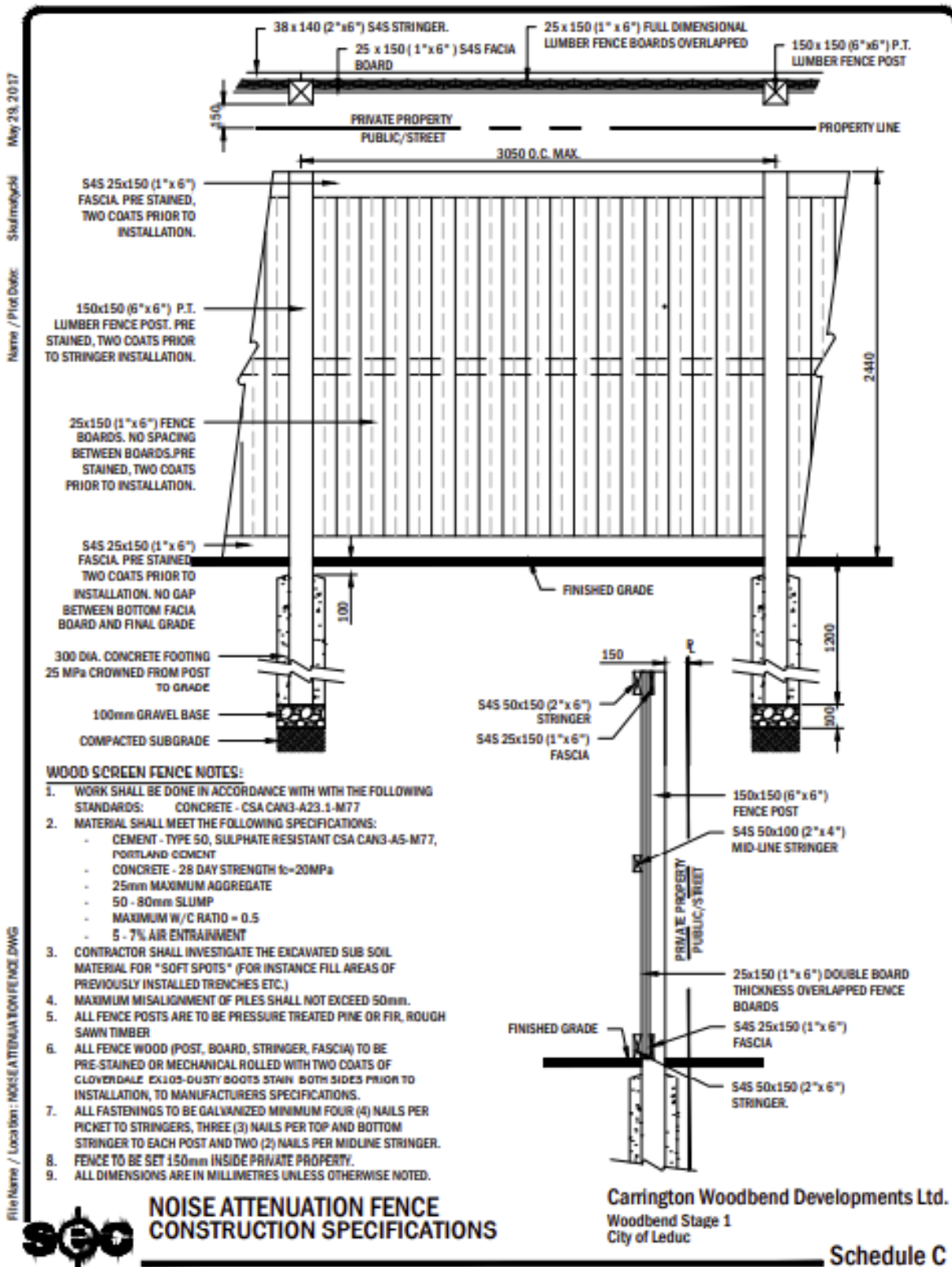
NOTE: This plan is PRELIMINARY and subject to change. Lot dimensions are approximate and have not been confirmed by a calculated survey plan. This plan is conceptual only. Please refer to the registered subdivision plan and approved engineering drawings to confirm information. Details are subject to change. Landscape shown conceptual only. For more information on land use, please contact the City of Leedac.

M:\000\_0100-1400\_Woodbend\0100 PRELIMINARY PLAN JULY 2016

APPENDIX 'A' - Lot Plan - Stage 2



# APPENDIX 'B' - Fencing Details Noise Attenuation Fence



Name / Plot/Date: Skafmuygshl May 29, 2017  
 File Name / Location: NOISE ATTENUATION FENCE DWG



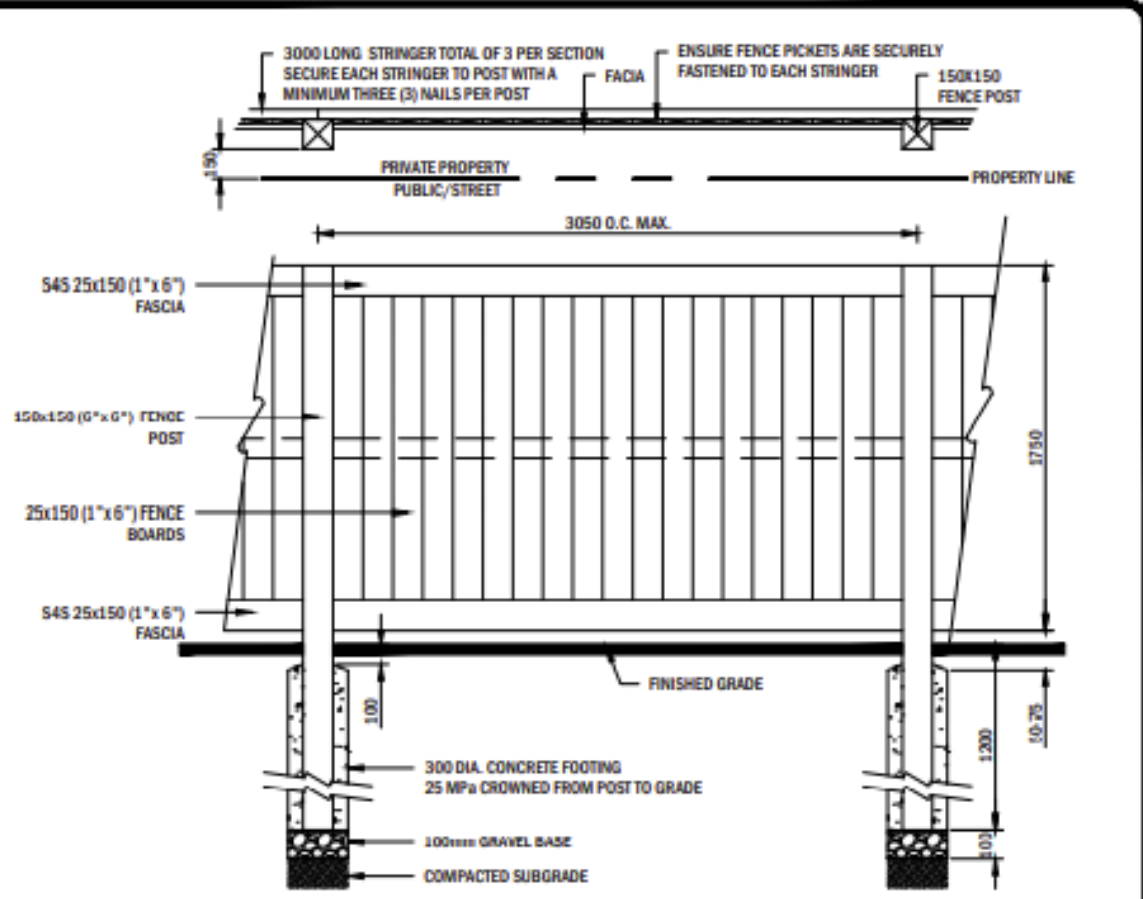
## NOISE ATTENUATION FENCE CONSTRUCTION SPECIFICATIONS

Carrington Woodbend Developments Ltd.  
Woodbend Stage 1  
City of Leduc

Schedule C

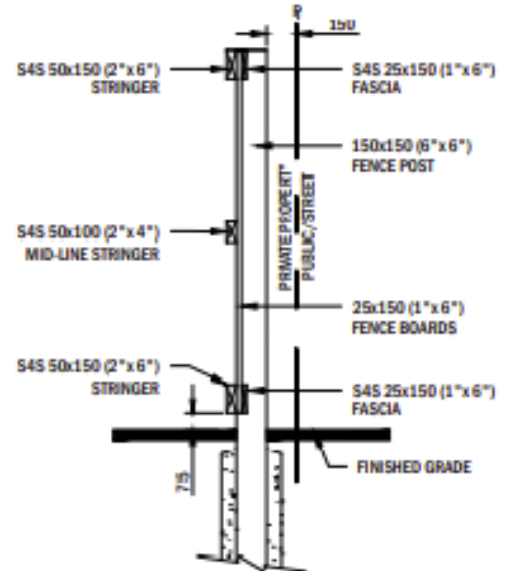
# Wood Screen Fence

Name / Plot Desc: Shauna Nyckl May 29, 2017  
File Name / Location: WOOD SCREEN FENCE.DWG



**WOOD SCREEN FENCE NOTES:**

1. WORK SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING STANDARDS: CONCRETE - CSA CAN3-A23.1-M77
2. MATERIAL SHALL MEET THE FOLLOWING SPECIFICATIONS:
  - CEMENT - TYPE 50, SULPHATE RESISTANT CSA CAN3-A5-M77, PORTLAND CEMENT
  - CONCRETE - 28 DAY STRENGTH  $f_c \geq 20\text{MPa}$
  - 25mm MAXIMUM AGGREGATE
  - 50 - 80mm SLUMP
  - MAXIMUM W/C RATIO = 0.5
  - 5 - 7% AIR ENTRAINMENT
3. CONTRACTOR SHALL INVESTIGATE THE EXCAVATED SUB SOIL MATERIAL FOR "SOFT SPOTS" (FOR INSTANCE FILL AREAS OF PREVIOUSLY INSTALLED TRENCHES ETC.)
4. MAXIMUM MISALIGNMENT OF PILES SHALL NOT EXCEED 50mm.
5. ALL FENCE POSTS ARE TO BE PRESSURE TREATED PINE OR FIR, ROUGH SAWN TIMBER
6. ALL FENCE WOOD (POST, BOARD, STRINGER, FASCIA) TO BE PRE-STAINED OR MECHANICAL HULLED WITH TWO COATS OF CLOVERDALE EX105-DUSTY BOOTS STAIN BOTH SIDES PRIOR TO INSTALLATION, TO MANUFACTURERS SPECIFICATIONS
7. ALL FASTENINGS TO BE GALVANIZED MINIMUM FOUR (4) NAILS PER PICKET TO STRINGERS, THREE (3) NAILS PER TOP AND BOTTOM STRINGER TO EACH POST AND TWO (2) NAILS PER MIDLIN STRINGER.
8. FENCE TO BE SET 150mm INSIDE PRIVATE PROPERTY.
9. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED.



**WOOD SCREEN FENCE  
CONSTRUCTION SPECIFICATIONS**

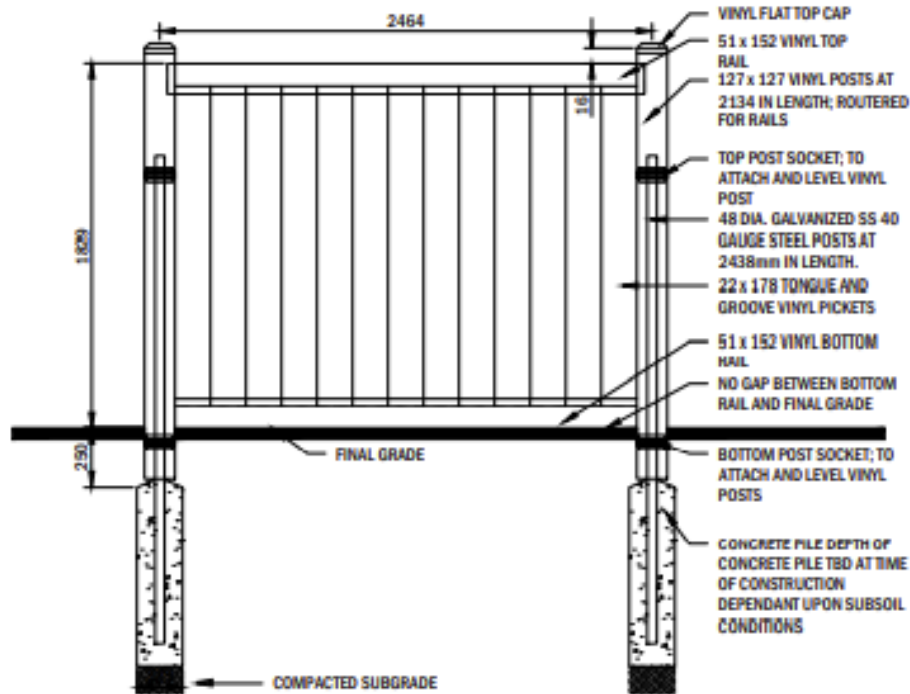
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City of Leduc

**Schedule C**

# Vinyl Fence-Residential Option

May 29, 2017

Name / Plot/Dwac: Skafmoyckl



**VINYL FENCE NOTES:**

1. CONTRACTOR SHALL INVESTIGATE THE EXCAVATED SUB SOIL MATERIAL FOR "SOFT SPOTS" (FOR INSTANCE FILL AREAS OF PREVIOUSLY INSTALLED TRENCHES ETC.)
2. MAXIMUM MISALIGNMENT OF PILES SHALL NOT EXCEED 50mm.
3. FENCE STYLE TO BE PRIVACY PANELS.
4. POST CAP STYLE TO BE "FLAT".
5. ALL VINYL FENCE COMPONENTS TO BE COLOUR "GREEN TEAK"
6. ALLOW 50mm GAP BETWEEN BOTTOM FACIA AND FINAL GRADE SHOULD FENCE LINE INTERSECT WITH DRAINAGE CHANNEL SUCH AS GRASS SWALE OR CONCRETE SWALE.
7. FENCE TO BE SET 150mm INSIDE PRIVATE PROPERTY.
8. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED.

File Name / Location: MINN\_FENCE.DWG

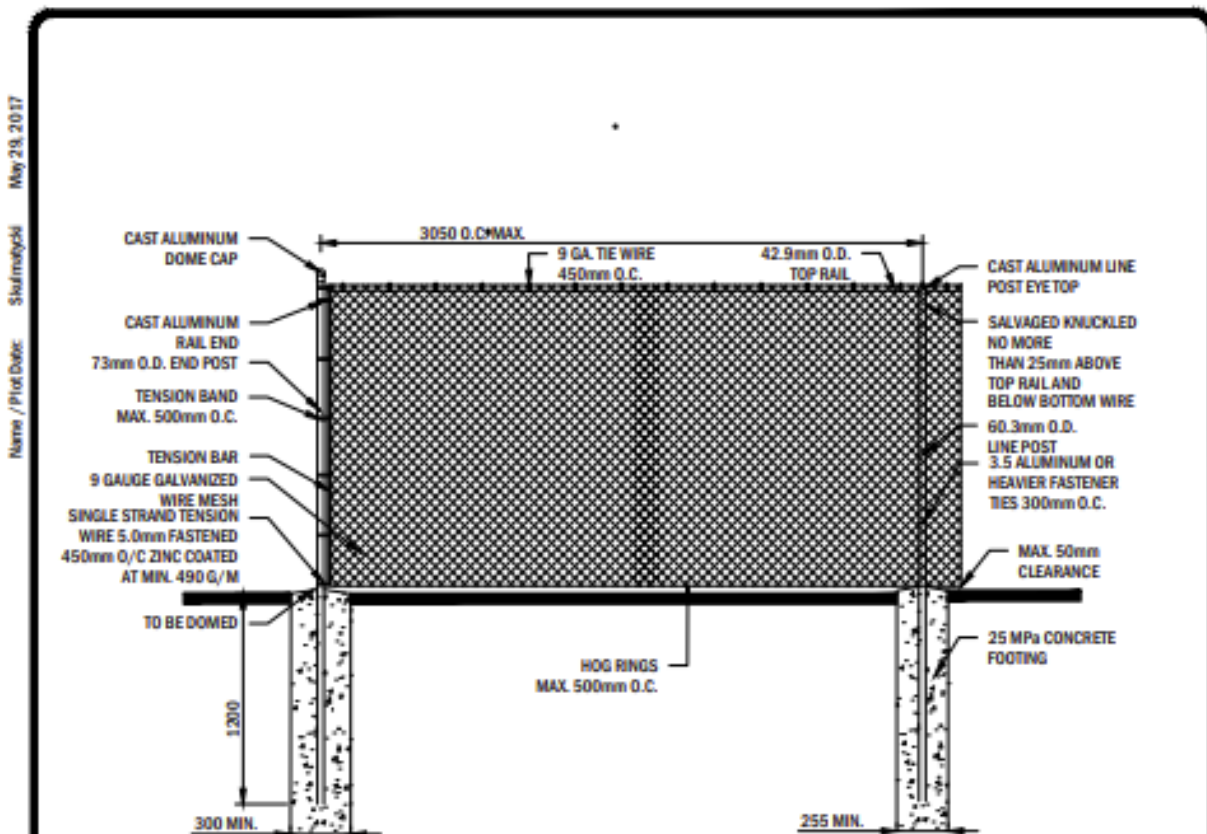


**VINYL FENCE-RESIDENTIAL OPTION  
CONSTRUCTION SPECIFICATIONS**

Carrington Woodbend Developments Ltd.  
Woodbend Stage 1  
City of Leduc

**Schedule C**

# Chain Link Fence



Name / Plot Desc: Sturmsycki May 29, 2017  
File Name / Location: CHAIN LINK FENCE.DWG

**CHAIN LINK FENCE NOTES:**

1. GATE POSTS TO BE 75mm O.D.
2. GATE FRAME TO BE 42.2mm O.D. TO BE ELECTRICALLY WELDED. ALL JOINTS TO BE HOT-DIP GALVANIZED AFTER WELDING. IF BRACES ARE REQUIRED, USE TRUSS ROD AND TURNBUCKLE ADEQUATE FOR GATE SIZE. GATE FITTINGS ARE TO BE MALLEABLE IRON HINGES, LATCH AND LATCH CATCH, ALL GALVANIZED AS SPECIFIED. LATCH CATCH TO HAVE PROVISION FOR A PADLOCK THAT CAN BE ATTACHED AND OPERATED FROM EITHER SIDE OF GATE. HINGES SHALL PERMIT GATE TO OPEN 90° OR 180° AS SPECIFIED.
3. ALL COMPONENTS TO BE FINISHED BLACK
4. CONCRETE TO BE NORMAL PORTLAND CEMENT (20 MPa AT 28 DAYS, 50mm TO 80mm SLUMP, 20mm AGGREGATE, 6% AIR ENTRAINMENT)
5. CONCRETE FOR FOOTING MUST HAVE A MAXIMUM COMPRESSIVE STRENGTH OF 17.5 MPa AT 28 DAYS. MAXIMUM AGGREGATE SIZE TO BE 25mm.
6. FENCE MUST MATCH THAT FOUND ON PREVIOUS STAGES. CONTRACTOR TO CONFIRM FENCE ONSITE PRIOR TO CONSTRUCTION.
7. FENCE TO BE SET 150mm INSIDE PRIVATE PROPERTY.
8. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED.



**CHAIN LINK FENCE CONSTRUCTION SPECIFICATIONS**

Carrington Woodbend Developments Ltd.  
Woodbend Stage 1  
City of Leduc

**Schedule C**

**APPENDIX 'C' - Lot Inspection Report**



**LOT INSPECTION REPORT**

This Lot Inspection Report is to be completed within 30 days from possession.  
Inspection to be completed through the LotWorks Website.

Date of Inspection \_\_\_\_\_

Subdivision \_\_\_\_\_

Builder/Purchaser \_\_\_\_\_

Lot \_\_\_\_\_

Block \_\_\_\_\_

Plan \_\_\_\_\_

***INSPECTION OF MUNICIPAL IMPROVEMENTS***

Sidewalk \_\_\_\_\_

Curb \_\_\_\_\_

Water Service Valve \_\_\_\_\_

Swale \_\_\_\_\_

Boulevard Landscaping \_\_\_\_\_

Light Standard/Communication Pedestal \_\_\_\_\_

Comments \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**APPENDIX 'D' - Siding Colours**

Additional colours may be reviewed for Acceptance by the Consultant



**MONOGRAM® 46**





## APPENDIX 'E' - Architectural Styles

### CRAFTSMAN STYLE / ARTS & CRAFTS STYLE

#### *Overall Building Massing*

The Craftsman, or Arts and Crafts, style includes bungalows, 1½-storey and 2-storey designs with low pitched roofs. Roof overhangs are 1'6" minimum and 2'0" preferred. Verandas are integral and dormers emphasize the styling.

#### *Roof Styles*

Permitted roof styles include cottage and gable roofs either side to side or front to back combinations. Roof pitches are 5/12 or greater than 8/12 with front facing inset gables.

#### *Window Styles and Placement*

Windows have a vertical orientation: double hung or divided panes with grills in the upper sash while the lower sash is plain. Window surrounds are simple. Windows should be ganged in pairs at minimum.

#### *Stone or Brick Profiles*

Brick, ledge stone and river rock are permitted and should be used on this style. Stone and brick may be applied at fireplace chases, columns, verandas and garages. Application in panel effect is discouraged. Stone tile is not acceptable finish for this style.

#### *Exterior Cladding*

Craftsman style homes may be finished in brick or stone, siding or shakes. More than one dominant finish is used on each elevation, applied horizontally and separated by a wide trim board. Trims are generally painted, stained or metal clad.

#### *Colours*

Colours suited to the Craftsman style include deep earth tones accented by heavy white trims. Colours may also be tone on tone.

#### *Defining Details and Entrance Treatment*

Partial and full width verandas are a major element of the Craftsman style. Verandas often have a gable roof consistent in pitch and detailing with the main roof, and typically supported by massive tapered columns. The columns may be full height or half height resting on the veranda deck or extending from roof to ground. The base will be larger than the post and likely tapered in stone, shakes or a painted finish. Dormers and inset gables are finished in shakes, exposed beams or angle braces. Entry doors are simple in styling and include small glass panes.



## HERITAGE STYLE

### *Overall Building Massing*

All model types are included with an emphasis on grounded proportions where the eye is drawn to the street level. Roof slopes are moderate to high at 7/12 or greater. Roof overhangs are minimum 1'6" at moderate pitch and minimum 12" at higher pitch.

### *Roof Styles*

Permitted roof styles include hip or side to side and front to back gable. Front facing gables are clad in siding or shakes and are defined by shadow bands at the eaves.

### *Window Styles and Placement*

Windows have a vertical orientation and may include rectangular or elliptical transoms. Grills are installed in the entire pane or upper third. Heavy wood surrounds frame on all openings.

### *Stone or Brick Profiles*

Stone and brick are applied in a panel effect or as a substantial accent. When applied as an accent, the top edge is finished with a soldier course or heavy step trim.

Stone details should include base or columns and verandas. River rock is well suited. Stone tile is not appropriate when siding is used.

### *Exterior Cladding*

May be finished in brick/stone, siding or shakes. A combination of finishes is commonly used. All siding profiles must be lap board style. Cover profiles will not be permitted. Hardi Plank siding is preferred.

### *Colours*

Colours suited to the Heritage style include deep earth tones accented by contrasting heavy trims. White and light cladding colours are not suitable.

### *Defining Details and Entrance Treatment*

Entrances are covered at a level that encloses and protects the space, at the first level or at a proportionate height. The style, width and detailing of the entranceway creates a sense of arrival. Verandas are common. Columns are solid and substantial with wide base or step detail top and bottom. Glass lights in traditional styling are commonly included at the overhead door. Entry doors are simple and often include square glass panes. Style definition borrows heavily from the Craftsman style with shakes, shutters and gable braces.



## **PRAIRIE STYLE / PRAIRIE MODERN**

### *Overall Building Massing*

Two storey or bungalow style will be permitted. The footprint is often L shaped. Roof slopes are to be low, 5/12 or less with wide overhangs and deep fascias. Two storeys have one storey porch or wing.

### *Roof Styles*

Characterized by a simple hip or side gable roof — Low Pitched — Hip Roofs

### *Window Styles and Placement*

Windows are large, organized and consistent in shape, often incorporating transoms. Windows are uncluttered by omission of grid patterns. Vertical windows in groupings.

### *Stone or Brick Profiles*

Brick is the most desired material for this style. Ledge stone is permitted. Both brick and stone are applied in panel effect. Brick is smooth, often applied with a rock face soldier course to emphasize the horizontal.

### *Exterior Cladding*

Prairie style homes may be finished in flat brick, often outlined with wood trim. Horizontal siding may also be used. Hardi Plank siding may be suitable.

### *Colours*

Colours suited to the Prairie style are mid to dark earth tones with monochromatic or darker contrasting trims.

### *Defining Details and Entrance Treatment*

Defining details are the horizontal presentation and simplified forms. The entry is typically recessed with side lights and is defined by approach. Entry doors are plain and may be oversized. Strong horizontal base and details emphasizing horizontal lines.



## **MODERN / CONTEMPORARY SUBURBAN**

### *Overall Building Massing*

Bungalow and 2 storey models are permitted. Roofs may be moderate to high pitch, dominating the facade. Roof overhangs are wide on moderate pitch roofs and shallow on high pitch roofs. The contemporary style follows much of the traditional form and detail. In Woodbend the style will borrow from the California and Prairie styles with simple elegant lines rather than the colliding geometric shapes characteristic of the post modern style.

### *Roof Styles*

Permitted roof styles include cottage and gables, side to side and front to back combinations. Flat roof designs will be considered on an individual basis with consideration for the overall streetscape.

### *Window Styles and Placements*

A large number of windows in unusual shapes and placements are typical. Trims are simple and definite rather than ornamental.

### *Stone or Brick Profiles*

Brick in a tone on tone application or tyndal/ledgestone in a contrast are well suited. Brick/stone is applied in a substantial panel effect, often with a contrasting soldier course or molding to accentuate the horizontal.

### *Exterior Cladding*

A variety of finish materials are suitable.

### *Colours*

Colours, as finishes, are natural and subtle. The flamboyant colours and bold detailing of the postmodern style are not appropriate.

### *Defining Details and Entrance Treatments*

Detailing is simple rather than ornamental. Definition is often achieved by weight and difference in planes. Cut lines may also be used. Entries are generally recessed and enclosed at the first level.

