

SCHEDULE "C"



Beaverbrook Leduc Ltd.

Stage 6

Block 11, Lots 21-28

Rear Lane Single Family

Architectural and Landscape Guidelines

Draft #2 - August 23, 2019

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DIRECTORY

Developer	Beaverbrook Leduc Ltd.	Ph: 780-484-4389	info@beaverbrook.ca www.beaverbrook.ca	17515-108 Ave Edmonton, AB T5S 1G2
Engineers	IBI Group	Ph: 780-428-4000		Edmonton, AB
Architectural Applications	Windward Landtec Inc.	Ph: 780-454-6799 Fax: 780-454-6896	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	Ben Cairo	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 complements 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 neighbouring houses.

The minimum house width shall be 18' for all units.

All units should have a width of within 2' of maximum pocket width.

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 to the general trend of the neighbourhood, 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.

All lots must have a minimum front yard setback of 4.5m.

One side yard setback for the dwelling shall be reduced to 0m, where the other side setback will be a minimum of 1.5m. Special attention is to be given to 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 to the general trend of the neighborhood, exceptions may be considered.

7.0 GARAGE/DRIVEWAY

Garages on the following lots must be detached and accessed via the lane. If no garage is provided, at a minimum, a 20'x22' concrete parking pad must be provided in the rear yard.

Detached garages must be consistent in materials, colours and finishing with the primary building.

8.0 IDENTICAL ELEVATIONS

Similar or approximately identical elevations must not be repeated within two buildings 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 COLOURS

Colours will be approved on an individual basis. Colours will not be duplicated on adjacent buildings or directly across the street. The use of a third accent colour is mandatory. All units in a given building are required to make use of consistent colour patterns. In keeping with the character of the neighborhood and in consideration of blended streetscapes, pastel colours are not permitted. Darker colour pallets will dominate the streetscapes. White and lighter cladding colours may be used moderately in combination with darker palettes in contrast.

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 ROOFING

To provide a unifying theme throughout the subdivision, the minimum roof pitch will be 5/12. 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/colours may be selected from the following:

IKO	Cambridge Series 30	Weatherwood or Dual Black BP
Harmony Series 30		Stonewood or Shadow Black GAF
Timberline 30		Weatheredwood or Charcoal Blend

Roof overhangs will be 12" with 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 corbelled chase, finished in a style consistent with the home design.

12.0 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 forty square feet, will be required c/ w a minimum 18" return on each building. 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; lattice will not be accepted as a skirting material. All vertical faces of exposed wood must be stained or painted out to match the wall colour or trim colour.

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.

13.0 FENCING AND LANDSCAPING

13.1 Fencing

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

13.2 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.).

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

13.3 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 colour 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.

14.0 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.

15.0 SITING

15.1 Consultant

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

15.2 City Regulations

Ensure that city regulations are met and note relevant plans regarding utilities and rights of way.

15.3 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.

16.0 SUBDIVISION APPEARANCE

16.1 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.

16.2 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.

16.3 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 clean-up of the subdivision initiated by Beaverbrook can and will be charged pro-rata to all builders.

16.4 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.

16.5 Downspouts

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

17.0 APPROVAL PROCESS

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

- a) **One complete set of house plans; 1/4" 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 colour 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, colour, 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 colour selections then conditional approval and stakeout will be granted while the final colour selections are finalized.

Please forward submissions to:

WINDWARD LANDTEC INC.

12128 - 121A Street NW

Edmonton, Alberta

T5L 0A4

info@windwardlandtec.com

www.windwardlandtec.com

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

18.0 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 "C", 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.

18.1 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.

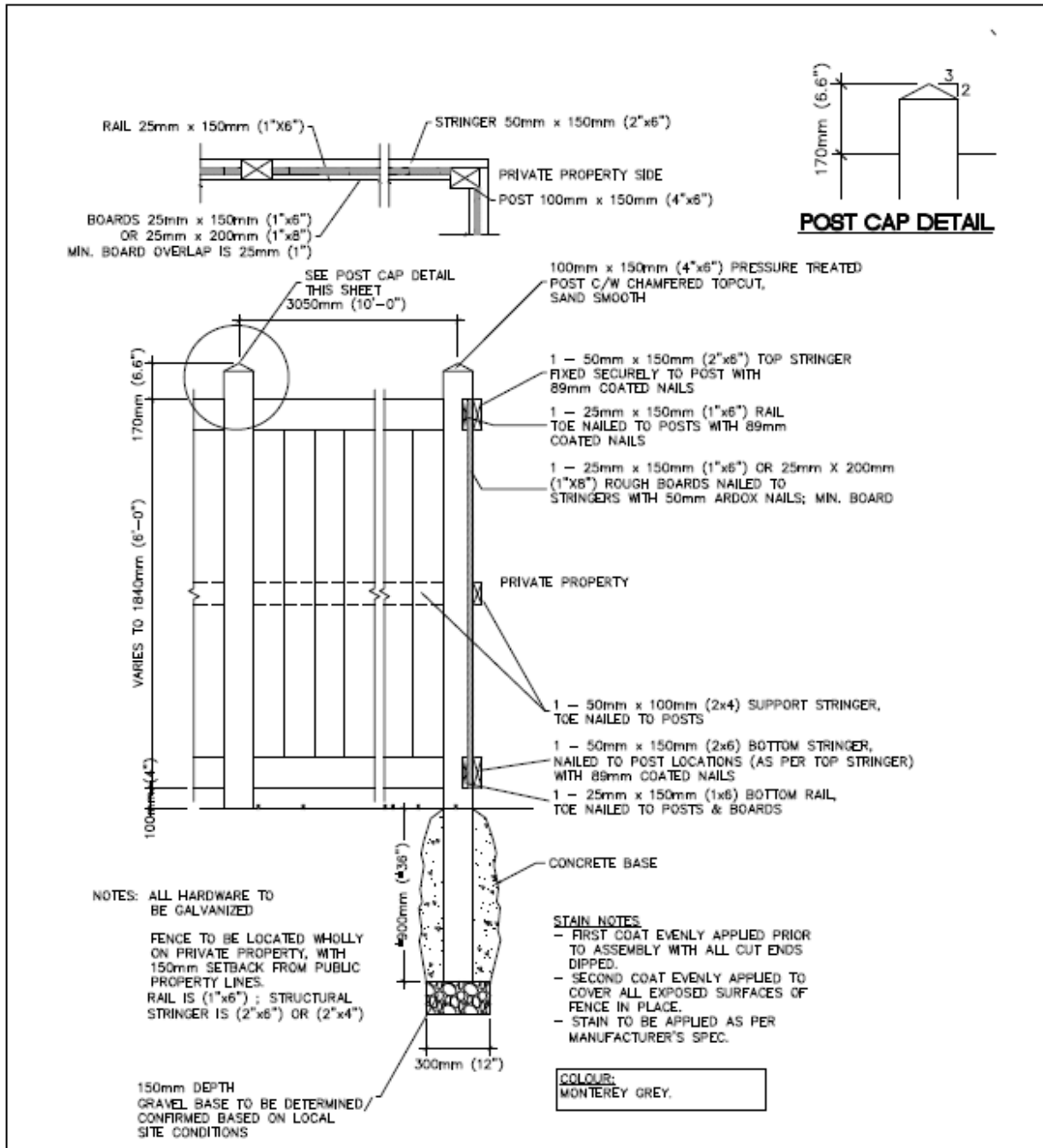
The Developer must be in receipt of the following prior to releasing the damage deposit:

- 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 release until all applicable Final Acceptance Certificates from the municipality have been received by the Developer.

Schedule A - Stage 6 Map



Schedule B - Wood Screen Fence Detail



TITLE:

BEAVERBROOK LEDUC LTD.
WOOD SCREEN FENCE DETAIL

IBI
GROUP

DRAWN BY: O.P.

DATE: 3 JULY 2012

SCALE: NTS

DWG. 28851

Schedule C - 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 _____

Water Service Valve _____

Swale _____

Boulevard Landscaping _____

Light Standard/ Communication Pedestal _____

Comments _____



Schedule D - Final Inspection Request Form

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

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

- ✓ Home constructed in compliance with the Architectural Guidelines
- ✓ Construction complete, including seasonal work on exterior. Sidewalks and curbs cleaned, curbs exposed and marked.
- ✓ Landscaping complete in accordance with the minimum requirements of 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
 - Fort Saskatchewan: Final Grade Approval & Final Grade Certificate
 - Spruce Grove: Final Grade Approval & Final Grade Certificate
 - Stony Plain: Final Grade Approval & Final Grade Certificate
 - I CONFIRM THAT I HAVE COMPLETED THE LANDSCAPING ARCHITECTURAL REQUIREMENTS.
 - I CONFIRM I AM THE ORIGINAL OWNER

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

- 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 architectural requirements

Inspections are typically conducted from April to September (weather permitting) after the inspections have stopped, Windward Landtec Inc. will notify you of 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