

SCHEDULE "C"



Beaverbrook Leduc Ltd.

Stage 4

Block 6, Lots 44-81
Front Drive Duplex Lots

Architectural and Landscape Guidelines

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SCHEDULES	

DIRECTORY

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Engineers	IBI Group	Ph: 780-428-4000	Rob Dollevoet	Edmonton, AB
Architectural Applications	Windward Landtec Inc.	Ph: 780-454-6799 Fax: 780-454-6896	Ray Jacobson	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 compliment 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.

Block 6, Lots 60-81 must have a minimum front yard setback of 7m.

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. Wider driveways will not be permitted in any circumstance on lots 60-81 of block 6. The driveways on the following lots must be tapered at the back of sidewalk to the minimum width identified below in order to maintain a 2m separation distance between driveways on adjacent lots.

- Block 6, Lots 61 and 62-5.78m
- Block 6, Lots 67 and 68-6.05m
- Block 6, Lots 70-3.75m
- Block 6, Lots 71 and 72-4.2m
- Block 6, Lot 75-4.14m
- Block 6, Lot 76-5.74m

Please refer to Schedule III for the required driveway plan.

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

Colors will be approved on an individual basis. Colors will not be duplicated on adjacent lots or directly across the street. The use of a third accent color is mandatory. In keeping with the character of the neighborhood and in consideration of blended streetscapes, pastel colors are not permitted. Darker color palettes will dominate the streetscapes. White and lighter cladding colors 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.

12.0 HIGH VISIBILITY

High visibility rear elevations require special design consideration. These elevations must have openings of a number and size that is suited to the wall area, and incorporate detailing consistent with the front elevation and overall design. High Visibility lots are defined as those lots backing onto a main roadway, pond, walkway or park site.

Block 6, Lots 44-66

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 additional, 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

On lots backing onto the park, Lots 44-66- of Block 6, wood screen fencing will be permitted between the buildings only. The balance of fencing on these lots will be restricted to black vinyl coated chain link (without inserts), consistent with the subdivision fence at the rear property line attached as Schedule "I".

All other 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.).

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 clean up 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.

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
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 "IV", 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

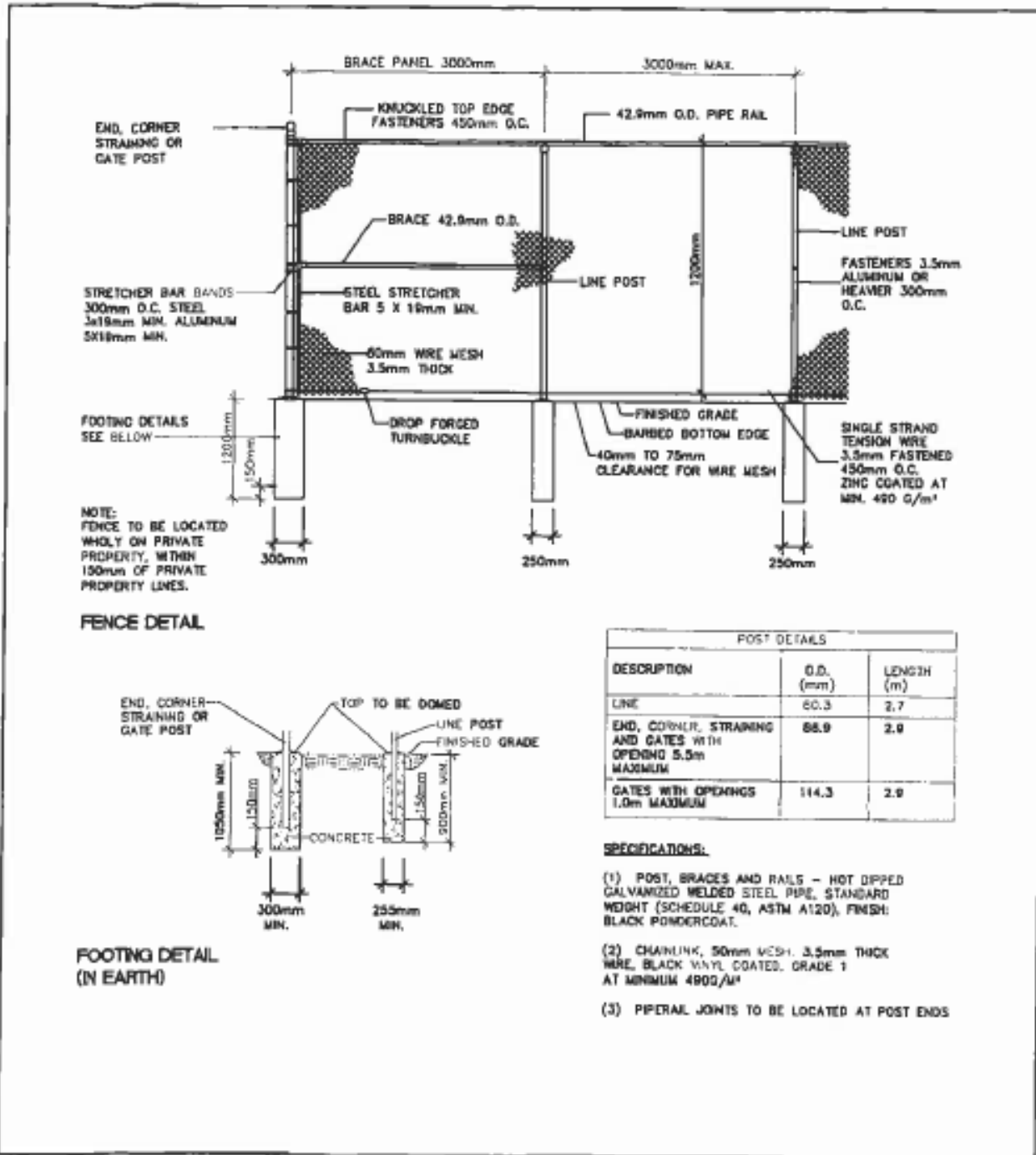
To insure compliance with the landscaping requirements, a \$1,500 landscaping deposit must be paid by the purchaser.

20.1 Damage and Landscape Deposit Release Procedure

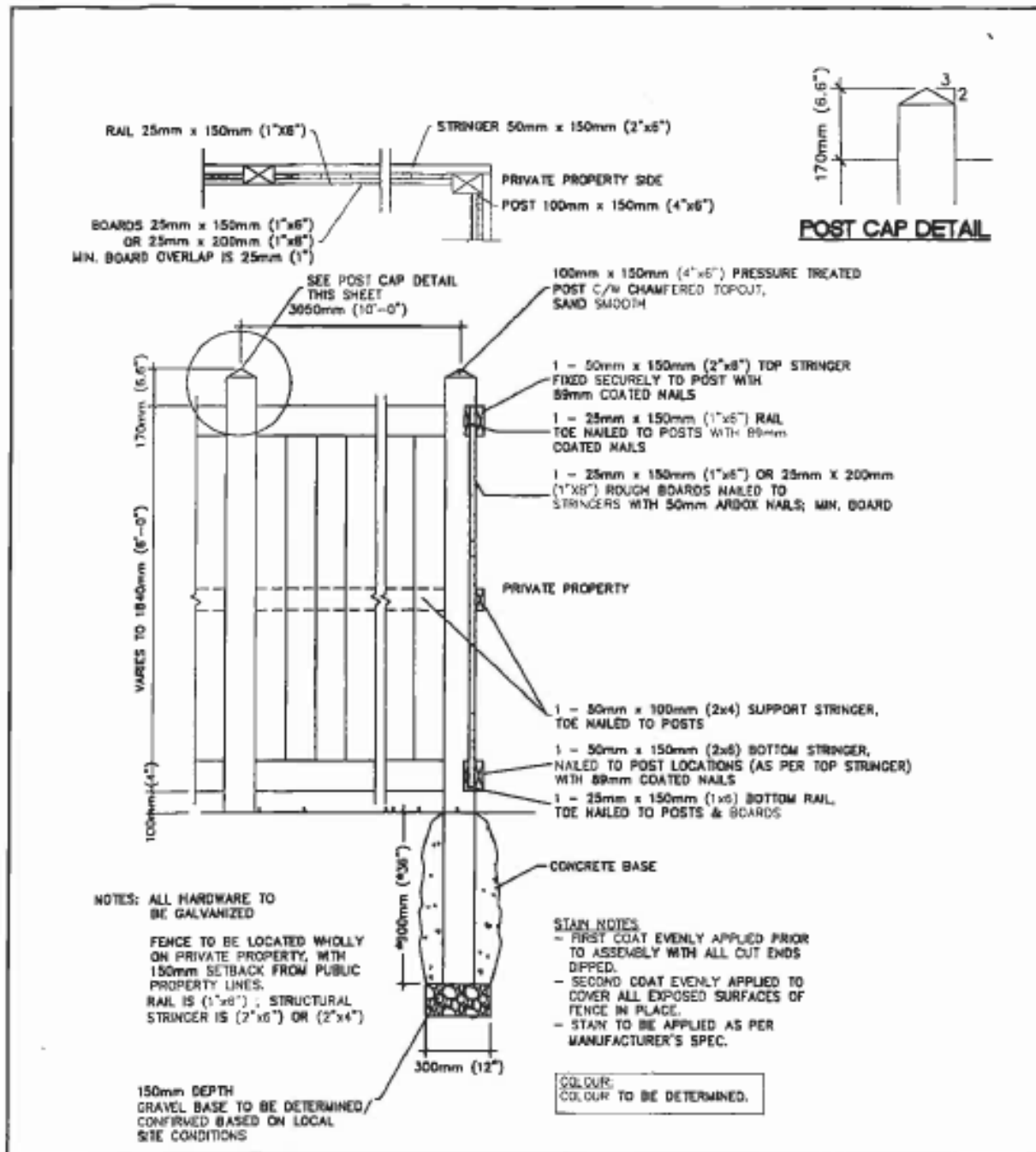
The Landscape deposit is to be refunded by the Developer, upon confirmation of the satisfactory completion of the landscaping and receipt of approved final lot grading certificate from the City of Leduc. The Landscape Deposit will be held and dealt with in accordance with the Standard Terms and Conditions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


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

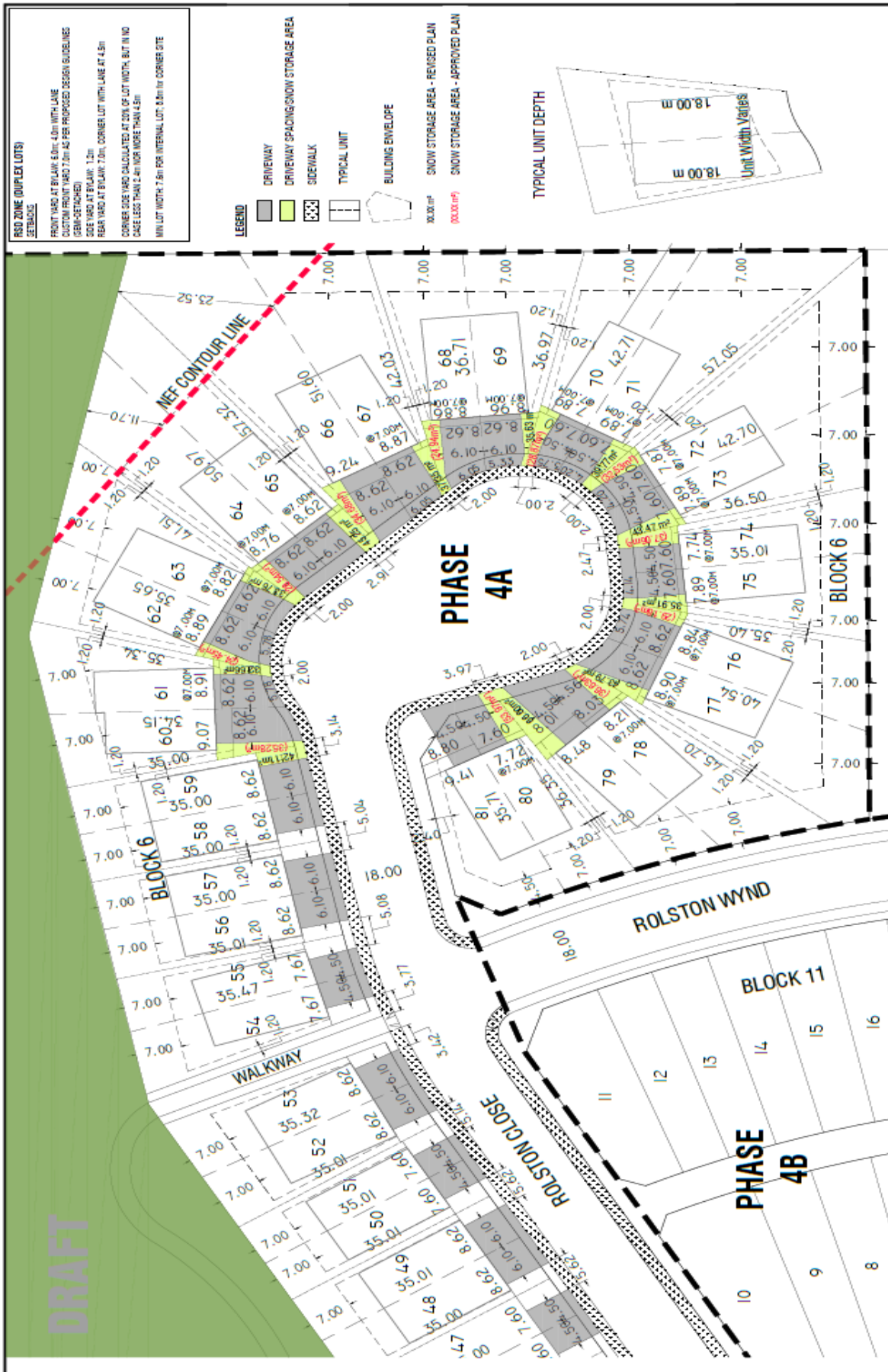
- Final grade certificate approved by The City of Leduc.
- Written request for release accompanied by the approved lot grading certificate.
- Final inspection report by the design consultant outlining as-built conformance with the guidelines and house plan approval.
- Final inspection by design consultant 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.



	TITLE: BEAVERBROOK LEDUC LTD. 1.2m HIGH CHAIN LINK FENCE DETAIL	
DRAWN BY: O.P.	DATE: NOV.15.10	SCALE: NTS
		DWG. 28851



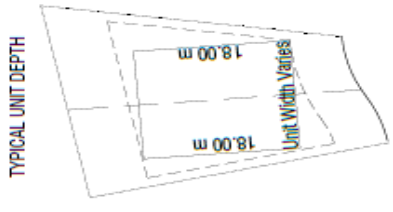
	<p>TITLE:</p> <p>BEAVERBROOK LEDUC LTD.</p> <p>WOOD SCREEN FENCE DETAIL</p>	
DRAWN BY: O.P.	DATE: NOV.15.10	SCALE: NTS
		DWG. 28851



RSO ZONE (DUPLICATE LOTS) SETBACKS

FRONT YARD AT BYLAW: 6.0m; 4.0m WITH LANE
 CUSTOM FRONT YARD 7.0m AS PER PROPOSED DESIGN GUIDELINES (SEMI-DETACHED)
 SIDE YARD AT BYLAW: 1.2m
 REAR YARD AT BYLAW: 7.0m; CORNER LOT WITH LANE AT 4.5m
 CORNER SIDE YARD CALCULATED AT 20% OF LOT WIDTH, BUT IN NO CASE LESS THAN 2.4m NOR MORE THAN 4.5m
 MIN. LOT WIDTH: 7.5m FOR INTERNAL LOT; 8.0m FOR CORNER SITE

- LEGEND**
- DRIVEWAY
 - DRIVEWAY SPACING/SNOW STORAGE AREA
 - SIDEWALK
 - TYPICAL UNIT
 - BUILDING ENVELOPE
 - 30.00 m²
 - 300.00 m²
 - SNOW STORAGE AREA - REVISED PLAN
 - SNOW STORAGE AREA - APPROVED PLAN



ROBINSON PHASE 4A - DRIVEWAY AND HOUSE POCKET PLAN (REVISED PLAN)

TITLE:



DRAWN BY: AB

DATE: August 5, 2014

SCALE: 1:600

DWG.

448-866-4333 (toll-free) or 416-491-1111 (local) • www.ibi.com

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LOT INSPECTION REPORT

This lot Inspection Report is to be completed and faxed to Beaverbrook @ 780.484.5397 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 _____
