



ARCHITECTURAL GUIDELINES

TRI-PLEX / ATTACHED TOWNHOMES

STAGE 8

Includes:
Block 107, Lots 1 - 6 (inclusive)
Lots 8 - 17 (inclusive)

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1 DIRECTORY

Developer:	Cantiro Communities Pioneer Ltd. 17515 - 108 Street Edmonton, Alberta T5S 1G2 Phone: (780) 484-4389 Fax: (780) 484-5397
Engineers:	IBI Group Suite 300 10830 Jasper Avenue Edmonton, Alberta T5J 2B3 Phone: (780) 428-4000 Fax: (780) 426-3256
Architectural Applications:	Windward Landtec Inc. 12128 - 121A Street Edmonton, Alberta T5L 0A4 Phone: (780) 454-6799 Fax: (780) 454-6896
Surveyor:	Pals Survey 10704 – 176 Street Edmonton, Alberta T5S 1G7 Attention: Builder Services Phone: (780) 455-3177 Fax: (780) 451-2047
Solicitor:	Biamonte, Cairo & Shortreed Suite 1600, 10025 – 102A Avenue Edmonton, Alberta T5J 2Z2 Phone: (780) 425-5800 Fax: (780) 426-1600
Geotechnical Consultants:	J.R. Paine 17505 - 106 Avenue Edmonton, Alberta T5S 1E7 Phone: (780) 489-0700 Fax: (780) 489-0800

2 OBJECTIVE

The following Architectural Guidelines have been compiled to assist you in problem free construction. We have taken steps to ensure that this information and engineering plans cover all aspects of design and construction in an effort to minimize problems prior to construction.

3 CONCEPT

The Architectural Guidelines are designed to provide visual control for the building massing, siting, style and colour, and to obtain the best possible streetscape appearance. Alternate exterior treatments may be requested to reinforce the streetscape. Emphasis will be concentrated on trying to create a strong “CURB APPEAL” to each home through attention to detail on the front elevation. In addition the landscaping requirements will form a strong complement to the proposed tree lined boulevards. A heavily landscaped front yard will be a requirement to ensure a mature streetscape for the neighborhood.

4 DISPUTES

Should any questions or disputes result from individual concerns; the Developers decision will be final.

5 HOUSING DESIGN

Because of a wide variety and individual taste in house types in any development, care must be taken to incorporate these unique values into our development, giving special attention to each home's relationship with neighbouring properties.

To achieve the highest possible standard of visual appeal, a requirement for architectural detailing and continuity will apply to all homes. The natural landscape setting and history of the area provides for the perfect setting for this collection of **Heritage, Craftsman and Prairie themed homes**. The architectural themes we have selected provide elements that can be incorporated in a range of styles, in a variety of applications. This framework will encourage originality and individual expression while the pattern of coordinated components and features establish the character of Prescott.

These elements will include strong entrance treatments, the use of window grills and trim boards, built-up banding details, feature windows and possibly brick. Samples of each style are available for your reference from the Architectural Consultant. The use of design elements particular to each style is required, but all plans will be reviewed on their own merits. Stucco exteriors will not be considered for this area.

5.1 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. Individual homes will be reviewed on their own merits of design,

massing, proportion and compatibility. The minimum house width must be matched to the recommended building pocket.

5.2 Repetition

Semi Detached Lots / Attached Townhome

The same house plan or model (block plan of units) shall be separated by two (2) lots on the same side of the street and it will not be allowed directly across the street. This may be altered at the Architectural Consultant's discretion if it can be shown that the two houses in question are located so as not to be visible together from any given angle. The same model (block plan) may be allowed to be separated by one (1) lot if significant changes have been made to the house style, roof pitch, and exterior materials to the satisfaction of the Architectural Consultant. The predominance of any one particular model (block plan) on a streetscape will not be allowed.

5.3 Corner Lots

Houses on corner lots require special design consideration. Flanking side and the rear elevations should carry details consistent with the front elevation, and avoid large expanses of blank wall space. House should have roof lines predominately sloped towards both streets and wrap to carry the detail to the rear of the home. Bungalows and side splits are recommended, however, all model types will be considered within the foregoing criteria.

5.4 High Visibility Lots / S.W.M. / Park Lots

The rear elevation of homes on perimeter lots will require wall openings of a number and size appropriate to the area of wall surface, roof lines and suitable overhangs at cantilevers, box-outs and bay windows. In addition roof lines and decks will be required to prevent a three-story presence. An element of detail is to be included on these elevations to match the front elevation and overall design.

5.5 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 three risers per set. Where the grade calls for more than three 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 3 risers per set, the step will be a minimum of 4' wide with appropriate railing style.

6 EXTERIOR FINISHES

6.1 Primary Finish

Acceptable Cladding materials include:

- Double 4/5 beveled, cove or traditional vinyl siding in a horizontal application in premium colours

- Brick, stone or shale in stacked application in a panel form
- Hardboard siding, prefinished (long life) siding in a horizontal application
- Fieldstone and Stone tile will be considered on an individual basis

6.2 Trim Materials

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

The use of window and door surrounds will be a feature on all homes. Trims will be a minimum of 6". In addition, all front gable end roofs will have minimum 6" shadow bands. Trim details must be consistent with the particular style (Craftsman, Prairie, etc.).

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 details at top and bottom and are represented in examples attached.

Windows and grill patterns must be consistent with the particular style.

Brick is required as an architectural accent to add visual interest and articulation, a minimum of 90 sq. ft. for attached lots (per unit) is required.

All entrance areas will be accented with brick or stone (entrance column - typical).

Verandahs and/or porches must be enclosed to grade. Lattice will not be permitted. It is recommended that the enclosures be clad with brick or stone. Risers must be closed back. All brick, stonework or trim details are to be complementary to the main body colour of the home.

All exposed wood (including PWF) must be stained out to match the wall colour or trim colour. Rear decks are not required to meet this condition, although matching the colour is encouraged on all high visibility lots.

All flues are to be contained in a corbelled chase with the same finish and detailing as the house.

6.3 Parging

Maximum height of parging on all elevations shall be 2'-0" above grade and 1'-0" at the front of the home.

6.4 Exterior Colours

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.** In keeping with the character of the neighborhood and in consideration of blended streetscapes, pastel colours are not permitted. Darker colour palettes and earth tones will dominate the streetscape. White and lighter cladding colours may be used moderately in combination with darker palettes in contrast.

6.5 Roofing

Roof materials are to be architectural asphalt shingles. Minimum roof pitch and roof overhangs are as per each style. Reduced overhangs may be allowed if they are proportionate to the design of the home at the discretion of the Architectural Consultant. The minimum fascia size will be 8". The rooflines on any house must be consistent or complementary to the total house design.

The roofing materials and colours may be selected from the attached appendix.

6.6 Garage / Driveway

Semi-Detached Lots / Attached Townhome

Driveways are to be located in accordance to the approved driveway location plan.

7 LANDSCAPING / FENCING

7.1 Landscaping Requirements

Environmentally friendly landscaping that minimizes water use and fertilization requirements is encouraged. Yard designs that incorporate features such as rain gardens to utilize rain water; and native or drought tolerant plants that minimize the need for extra watering or fertilizing are encouraged.

The landscape design must include a MINIMUM of ONE TREE and a prepared shrub bed containing at least 6 shrubs. AND FULL SOD ON FRONT YARD, AND TO THE CURB on the roadway. The tree shall be at least 4.5 cm (2") caliper for deciduous trees and at least 2m (6 ft.) in height for evergreen trees. Shrubs shall be a minimum of 18" in height or spread. A prepared bed is defined by edging (landscaping vinyl, brick, concrete, etc.) with wood chip mulch or ground cover. Native grasses may be considered for groundcover in the planting beds, but details plans must be submitted prior to construction.

Low maintenance, low water use landscaping in the front yard will be considered, but will require the submission of detailed plans for approval prior to construction. The use of hard surface landscaping rather than sod will require the planting of additional trees and extensive shrubbery, to visually soften the hard surface and achieve greenery. The minimum tree and shrub requirement must be maintained and generally must be increased to offset the hard landscaping elements.

Lot planting plans are available for reference and inspiration only. These plans utilize a variety of plant materials, readily available from local greenhouses, within a reasonable budget.

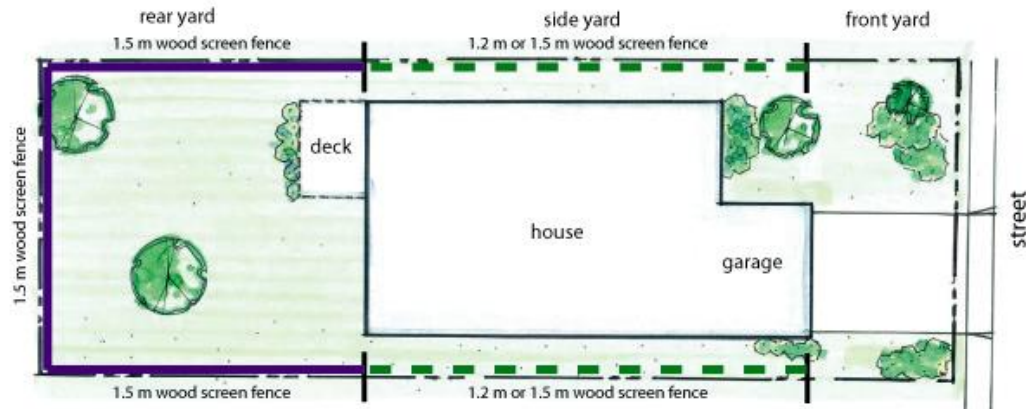
Completion of the landscaping forms part of the final acceptance requirements.

7.2 Fencing

Fencing shall be consistent in design and colour with the fencing styles established for the subdivision. The design for both wood screen and chain link fencing is shown in Appendix A.

Fencing for typical lots shall be designed as shown in Figure 1: Fencing Plan – Typical Lots, with 1.5 m wood screen fencing along the rear and side yards.

Figure 1: Fencing Plan - Typical Lots



8 INTERPRETATION

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

9 SITING

9.1 Consultant

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

9.2 City Regulations

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

9.3 Grading

Check Building Grade Plans and conform to them. Do not grade to existing vacant lots or unfinished lanes, but to elevations provided.

9.4 Plot Plans

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 directions.

Dimensions from property line to sidewalk and face of curbs.

10 SUBDIVISION APPEARANCE

10.1 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 abuse of signage, including sandwich boards may necessitate removal of ALL Builder's and Realtor's signs.

10.2 Excavation Material

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

10.3 Clean Up

Builders should encourage timely removal by all subtrades of litter on building sites. Builders will be provided with a 48-hour notice period; 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.

10.4 Construction Activity

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 prior to commencing construction; otherwise costs for repairing any damages become the sole responsibility of the Builder.

11 LOT INSPECTION REPORT

The Builder/Property Owner will be responsible for damages to infrastructure servicing and amenities on and surrounding the lot. Accordingly, each Builder/Property Owner shall inspect the condition of curbs, sidewalks, street lights, services, etc. on his lot and must submit written notice of any damages to the Developer within 7 days of purchasing the lot, otherwise costs for repairing any damages becomes the sole responsibility of the Builder/Property Owner. Upon entering into a sales agreement for the lot, a thorough inspection should be undertaken to include the following items. A copy of the inspection report is attached hereto as Appendix D.

- * Curb stop – water valve
- * Sidewalks, curbs and gutters
- * Driveway, aprons and asphalt
- * Boulevard landscaping/trees
- * Rear gutters and walkways
- * Servicing boxes
- * Light standards
- * Fire hydrants
- * Cathodic protection points
- * Grading and drainage swales
- * Fencing
- * Entrance Features

If no damage report is received by the developer within the time specified above, any damages assessed to the lot will be charged to the Builder.

12 APPROVAL PROCESS

Prior to building the builder inspects the lot and all services. All discrepancies or damages shall be reported in writing with the application.

Before applying to the City for a development permit, the applicant shall submit plans for approval of Windward Landtec Inc.

Applications shall include the following:

- One complete set of house plans;
- Plot plan, prepared by Pals Geomatics, showing lot house grades and drainage pattern, floor and garage elevations; and
- Completed application form.

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. This decision should be made within three days of submission. 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 approval of Windward Landtec. Windward Landtec will keep an up-to-date record of plans showing house types, colour, rooflines and grades, to advise the applicants of how their proposed house will best fit into the existing situation.

The applicant is responsible for notifying WINDWARD LANDTEC INC. that the house is complete and ready for inspection. This notice must be in writing and contain a lot grading certificate, signed by an A.L.S., certifying that the lot has been graded as per approved lot grading plan provided by the designated surveyor. In addition, the applicant must obtain a lot grading inspection report from the City of Spruce Grove Drainage Branch and provide it to Windward Landtec Inc. Construction will be inspected once completed to ensure compliance with these guidelines. If the lot-grading certificate is in order and the landscaping is acceptable, the landscape deposit will be refunded in full.

No stakeout will be granted until approved by Windward Landtec Inc.

13 SECURITY DEPOSITS

Security deposits as described below are due upon payout of the lot. The deposit will be retained by the developer, without interest, to cover any deficiencies or infractions relating to architectural adherence, landscaping adherence of subdivision damages.

Refund of the performance deposit must be applied for within 3 years from the closing date or the deposit will be forfeited to the Developer.

13.1 Damage Deposit

A letter of credit in the amount of \$25,000.00 is due upon payout of the lot to cover possible damage municipal improvements and amenities such as:

- 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
- Fencing
- Entry Features
- Landscaping

13.2 Architectural and Landscaping Deposit

A deposit in the amount of \$2,000.00 (per lot) is due upon payout of the lot to cover adherence by the builder to ensure that:

The builder constructs and finishes the house as per the plans approved by Windward Landtec Inc. Windward Landtec Inc. must also be notified of any changes that occur to the approved house plans during the course of construction.

The builder completes all front and rear yard landscaping as per the plans approved by Windward Landtec Inc. Windward Landtec Inc. must also be notified of any changes that occur to the approved landscaping plan during the course of construction.

13.3 Return of Security Deposits

Security deposits will only be released to the person(s) listed on the Agreement for Purchase and Sale. Builders may assign security deposit release to their customers by providing a letter of authorization to the Developer.

Security deposits will not be returned until Final Acceptance Certificate (FAC) from the municipality is granted to the Developer. Typically, FAC is granted by the municipality two years after the installation of asphalt within the subdivision area.

Prior to final acceptance of all municipal services by the municipality, an inspection is conducted. Any damages to improvements listed in Section X caused by third parties will be noted and repaired at the cost of the property owner, unless otherwise noted on the required Lot Inspection Report. Refer to Section 11.

If the Lot Inspection Report is not completed, the damage will be deemed the property owners responsibility, and the cost will be deducted from the Security Deposit. Property owners are responsible for any damages on their lot from the date of purchase.

All builders/property owners must contact the Developer for release of Security Deposit.

13.4 Return of Architectural and Landscaping Deposit

Return of the \$2,000 Architectural and Landscaping deposit will be released to the builder upon satisfactory completion of the house as per the architectural approval. To initiate an architectural inspection and return of the deposit, the following must be completed:

- Construction completed, exterior and landscaping completed in accordance with these guidelines AND as per the house plan approval
- Landscaping completed as per the landscape plans approved
- Final grading completed
- Final grading certificates and approved grading inspection report
- Water valve exposed and marked
- Sidewalks, street, gutter and curbs in clean condition
- Written request to Windward Landtec Inc. to conduct the landscape inspection.
- The request must include the final grade certificate.

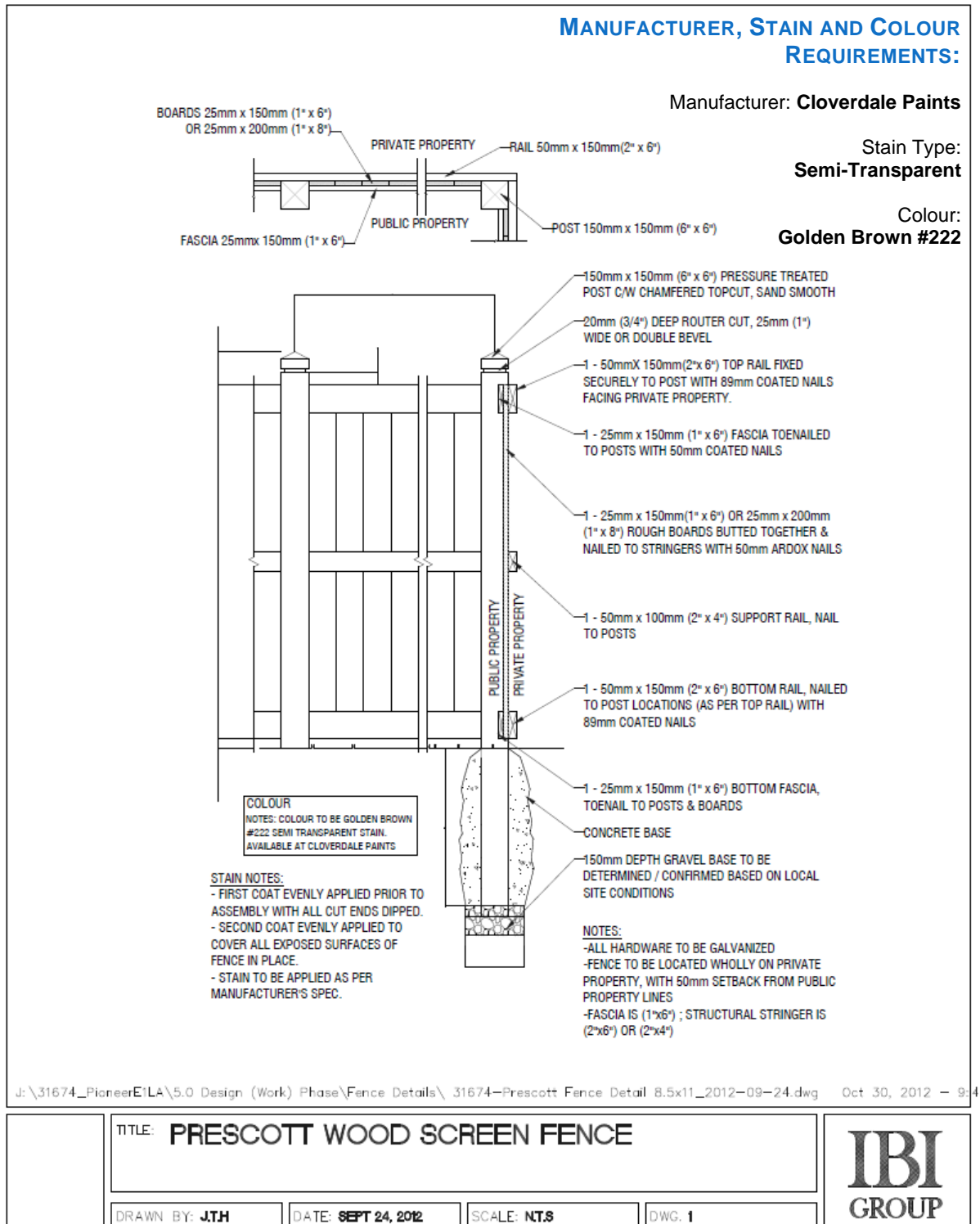
Once the final inspection is complete, a report will be sent to the Developer. The Builder will be notified of any landscaping deficiencies and will be given a time frame in which to correct the deficiencies.

Upon receipt of an approved final inspection, all builders/property owners must contact the Developer for release of the Architectural and Landscaping Deposit.

14 CAUTION ON SALES PRIOR TO FINAL APPROVAL

Sales are not to be presented as final to a prospective purchaser until the Final Approval of the plans, elevations, lot siting and colour scheme has been given by the Developer and their designated Consultant. The home builder and/or Homeowner shall be fully and solely responsible for such representations.

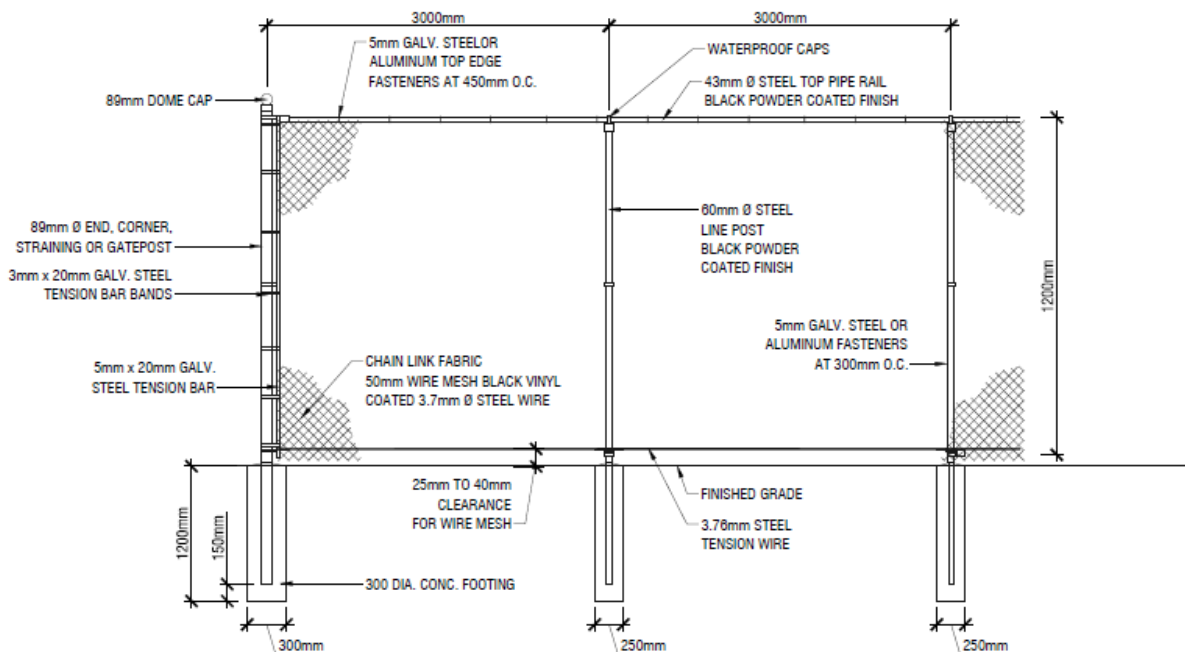
Appendix A - Fencing Details



Fencing Details (Continued)

COLOUR REQUIREMENTS:

BLACK COLOUR



NOTES:

FENCE TO BE LOCATED WHOLLY ON PRIVATE PROPERTY, WITH 150mm SETBACK FROM PUBLIC PROPERTY LINES.
 ALL FABRIC TO BE GALVANIZED C/W BLACK PVC COAT.
 ALL STEEL POSTS, RAILINGS, FASTENERS AND FITTINGS TO BE GALVANIZED AND BLACK POWDER COATED OR DURABLE BLACK PAINT FINISH SUITABLE FOR EXTERNAL CONDITIONS.
 GRADE CAN VARY.

J:\31674_PioneerE1LA\5.0 Design (Work) Phase\Fence Details\ 31674-Prescott Chain Fence Detail 8.5x11_2012-09-24.dwg Oct 30, 2012

TITLE: **PRESCOTT CHAIN LINK FENCE**

DRAWN BY: **J.T.H**

DATE: **SEPT 24, 2012**

SCALE: **NT.S**

DWG. **1**

**IBI
GROUP**

Appendix B - Roofing Materials and Colours

Approved roofing products and colours:

Certainteed	Landmark TL	Moire Black
GAF	Timberline HD	Charcoal
GAF	Grand Sequoia	Charcoal
IKO	Cambridge 30 Driftwood, Dual Black, Harvard Slate	
BP	Mystique, Brown Stone, Twilight Grey, Slate Black	
	Vintage Selection	Shadow Black

Additional Colours and Manufacturers as approved by the Designated Consultant

Appendix C - Lots Applicable To Architectural Guidelines



Appendix D - Lot Inspection Report



LOT INSPECTION REPORT

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

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 _____

Photos (Please note, all deficiencies MUST have corresponding pictures.)