



erin ridge
NORTH

ERIN RIDGE NORTH

Stage 9



Architectural Design Guidelines

October 2017

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DIRECTORY

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1.0 **OBJECTIVE**

The objective of the Architectural Guidelines is to ensure the highest standard of visual appeal and image; ensuring compatibility among homes and integration of the community into the natural landscape.

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 that all designs meet the guidelines and for the conformance to the appropriate building codes. The guidelines may be altered, amended or varied by the Developer at its sole and absolute discretion

2.0 **ARCHITECTURAL STYLES**

The following architectural styles will be permitted; Heritage, Prairie, Tudor and Craftsman/Arts and Crafts themed homes. These architectural themes provide elements that can be incorporated in a diverse range of styles, and in a variety of applications.

The architectural elements will include strong entrance treatments, the use of window grills and trim boards, built-up banding details, feature windows and brick. Samples of each style are attached for your reference (Appendix B). The use of design elements particular to each style is required, but all plans will be reviewed on their own merits. Stucco exteriors will be considered on an individual basis with consideration for the appropriate detailing and style.

3.0 **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 utmost importance in assuring each home compliments its neighbor 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.

4.0 **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. As a maximum, the garage frontage should not be more than 72% of the pocket width. Small lots or building pockets will often exceed this requirement, but will generally be acceptable. Additional garage width beyond this requirement will be

allowed at the discretion of the Consultant and will be reviewed in context to additional design elements on the front of the home.

The minimum house width at both the front and rear elevations should also be within 2' of the building pocket for all lots. The minimum house width shall also be 26' (feet).

Erin Ridge North will provide room for homes to be built well in excess of the minimum requirements noted below. However, the minimums provide the opportunity for variations in size which, when combined with landscaping considerations, will contribute to the ultimate character of the neighborhood. Bi-Levels will not be allowed.

SIZES (Single Family Homes)	
TYPE	Sq. Ft.
Bungalow	1000
2 Storey	1500

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 confirms with the general trend of the neighborhood, exceptions may be considered.

5.0 **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 is not compromised.

Natural elements such as boulders are preferred for construction of all retaining walls, to provide a blend with the natural terrain. If the retaining structure is to be more than one meter in height, it must be stepped to reduce the wall's visual mass.

Special attention is to be given to the treatment of exposed concrete foundation walls. A maximum of 1' of parged concrete will be permitted on the front elevation and 2' on all remaining elevations of the homes. Variation in grade and basement design may require cladding material be lowered or extended to within 2' of ground level.

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 three 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.

6.0 **GARAGE/DRIVEWAY**

As a minimum, double attached front drive garages are allowed under the massing guidelines previously discussed and must be located in accordance with the garage location plan. Driveways and front walks must be exposed aggregate concrete, stamped concrete or broom finished concrete. Driveways are recommended to have a maximum driveway width at the front property line not larger than the width of the garage. Any driveway extension should be requested and will be reviewed by the consultant for acceptance. All side drive garage locations will be reviewed for compatibility with adjacent homes. Side drive garage locations will require a landscaping buffer to adjacent lots.

A maximum of 18" must be maintained between overhead garage door and the eave line. Where the height exceeds 18", special detailing may be required. Gable ends will require appropriate detailing to soften the visual impact accordingly. Garage overhead doors must be compatible with the house style.

The garage overhead door must be the same colour as the cladding or trim. As an additional alternative, the garage door colour may also be matched to the brick or stone colour at the discretion of the consultant. Corners of overhead door must be straight or curved. Angled corners will not be permitted.

7.0 **REPETITION**

The same house plan or model 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 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 model on a streetscape will not be allowed.

8.0 **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 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 colors are not permitted. Darker color pallets will dominate the streetscapes. Lighter cladding colours may be used moderately in combination with darker palettes in contrast. All exterior colour schemes will be approved on a lot by lot basis. The Architectural Consultant reserves the right to approve or disapprove any colour scheme.

Premium color selections are required. (Mitten Act – typical)

A predominance of one colour or colour palette within a street will not be permitted. Streetscapes require a variety of wall cladding and trim colours, specific to a style.

Alternate colours for the Tudor Elevation style will be considered on an exception basis to reflect the style representation of a lighter wall colour against a darker trim palette.

9.0 **CORNER LOTS**

Special attention must be paid to side and rear elevations and side yard setbacks on all corner lots. The side and rear elevations should have the same treatment (ie: box outs, detailed battens, stone/brick) as the front elevation, as it is even more visible than the front elevation from the street. Side elevations on all corner lots must be approved by the Architectural Consultant. Side drive garages will be allowed on corner lots subject to review by the Architectural Consultant. Bungalow or 1 ½ story models are the preference on corner lots. Consideration will be given to 2 story models on these lots if it can be demonstrated that the merits of the design meet the objectives of these guidelines for corner lot visibility and massing.

All corner lots are identified for exceptional treatment.

10.0 **HIGH VISIBILITY LOTS**

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

11.0 **ROOFING**

The roof lines on any unit must be consistent and complimentary to the total house design. Roof materials are to be 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". Some house types may require a steeper roof pitch to accommodate the streetscape. Specifically, Bungalow designs will require a minimum 8/12 roof pitch. Prairie style Bungalow designs will generally not be allowed but may be considered in certain locations (corner lots) if appropriate.

Refer to the attached Appendix A for a complete list of approved materials and colours.

Minimum roof overhang to be 18" except over a cantilever, bay or boxed out window where the minimum overhang required is 12". The roof lines on any house must be consistent or complimentary to the total house design.

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 100 square feet, will be required on all homes built on a 30-foot pocket and smaller. Brick or stone, a minimum of 150 square feet, will be required on all homes built on a 32 foot pocket and larger.

The use of window and door surrounds will be a feature on all homes. Trim will be a minimum 6". A reduced trim of 5" in a textured smart board will also be acceptable.

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 storey pillared entries will be discouraged. The front facing elements of all verandahs and entrances must be accented with stone or brick. This will typically be the front column support at the entrance. Wooden verandas /porches/steps must be skirted

to grade with closed risers. Front steps must be concrete or exposed aggregate finish (precast). Wood steps will not be permitted.

Louvres and trim details must be consistent with the home design.

Acceptable cladding materials include:

- double 4/5 beveled, cove or traditional vinyl siding in horizontal application in premium colours (Mitten - Act II - typical)
- brick, stone or shale in stacked application
- hardboard siding, pre-finished (long life), horizontal application – (Hardie Board – typical)
- longboard
- river rock will be considered on an individual basis
- stucco of sand float finish in darker palettes upon consultant's review

All trim details and masonry must be returned 2 feet 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 may include suitable step details.

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.

13.0 **FENCING / LANDSCAPING / OTHER**

Fencing on all lots shall be consistent in design and color with the fencing styles established for the community, illustrations of which are attached. (Appendix C)

13.1 Landscaping

It is the responsibility of the homeowner to landscape the front yard and the rear yards of all high visibility lots. 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.

All eco-scaping proposals shall include a minimum of 50% sod and must be approved by the Architectural Consultant.

The minimum landscape standard for all lots shall consist of sod, one tree and a prepared shrub bed containing at least six shrubs. In addition, the rear yard of all high visibility lots will require sod and one additional tree. The minimum

deciduous tree shall be 2" caliper for front yard and 2" caliper for rear yards - measured 6" above ground. The minimum coniferous tree (spruce or pine) must be a minimum 6' tall. Shrubs shall be 2' in height or spread. A prepared bed is defined by edging (landscaping vinyl, brick, concrete, etc.).

All landscaping must be completed, in accordance with the requirements, within 12 months of occupancy. Extensions may be considered and are at the sole discretion of the Developer.

To ensure compliance with the landscaping requirements, a security deposit must be paid by the Purchaser to Landrex. This may be refunded upon confirmation of the satisfactory completion of the landscaping. (See item 18.0)

13.2 Accessory Buildings

The side wall elevations of all ancillary buildings and garden sheds shall not extend higher than adjacent fencing. Where visible from a public adjacency (i.e. all perimeter lots and corner lots), accessory buildings must be consistent in style, finish and color, with the house. Roof style and materials are to match the materials used on the roof of the house.

13.3 Address Plaque

A standardized address plaque, as per the subdivision detail, is required for all homes in the sub-division. It shall be placed on the front of the garage in a visible location. Alternate locations may be accepted at the discretion of the Architectural Consultant.

13.4 Downspouts

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

13.5 Dog Runs

Dog runs and other enclosures must be properly screened and otherwise hidden from view by prescribed wood fencing.

13.6 Recreation Equipment/ Vehicles and Commercial Vehicles

No house trailer, recreation vehicle, trailer of any kind, truck, camper, boat or other vehicle over ¾ ton shall be parked, kept, stored, placed, or maintained on any lot in the Neighborhood except on a special pad, the location and design of which has been approved in advance and in writing by the Design Consultant, who, prior to giving any approval, must be satisfied that such vehicles and equipment will not be visible from the street or any Public Lands and that same are properly screened or otherwise hidden from view by prescribed wood fencing

and that there will be no adverse effect on any proposed, approved or Developer landscaping.

No recreation vehicles or commercial vehicles in excess of $\frac{3}{4}$ ton capacity shall be parked on the driveway or in front of any home for more than 48 hours in any consecutive 72-hour period.

13.7 Satellite Dishes / Antennas

Satellite dishes or antennas or other communications equipment must be completely screened from public view and shall not exceed 18" in diameter. Such equipment should be hung and mounted to ensure that they cannot be seen from the street or any public lands.

14.0 **INTERPRETATION**

The enforcement, administration and interpretation of these guidelines shall be at the discretion of Landrex Hunter Ridge Inc. 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 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 Grading

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

15.4 Plot Plans

Plot plans and stakeout must be carried out by the designated surveyor only. 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

16.0 **SUBDIVISION APPEARANCE**

16.1 Signage

All signage will be supplied by the Developer, ie: directional signs and general information signs. The only signage to be supplied by the Builders 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.

16.2 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 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 sub-trades of litter on building sites. Failure to comply will result in a clean-up bill being charged to the lot. **Supply and use of waste management 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.

16.4 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 at possession, otherwise costs for repairing any damages becomes the sole responsibility of the Purchaser.

17.0 **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 their lot and must submit written notice of any damages to the Developer within 48 hours of taking possession of the lot, otherwise costs for repairing any damages become the sole responsibility of the Builder/Property Owner. A Lot Inspection Report will be provided to

you at the time you enter into a Purchase Sale Agreement with the Developer. The inspection should include the following:

- Curb stop-water valve
- Sidewalks, curb and Gutters
- 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.

18.0 **APPROVAL PROCESS**

At possession, the Purchaser inspects the lot and all services. All discrepancies or damages shall be reported in writing as set out in item 17.

Before applying to the City for a development permit, the applicant shall submit plans for approval of WINDWARD LANDTEC INC. Application shall include the following:

- a) One complete set of house plans; ¼" or 3/16" to 1; scale.
- b) Two copies of the Plot Plan, prepared by Pals Geomatics Corp. 1:300 scale.
- c) Completed application form.
- d) Material and color samples, as required.

WINDWARD LANDTEC INC. will review the plan and recommend approval, modification, or rejection of the application based on the adherence of the plans to these guidelines. Should disputes arise, the Developer shall make the final decision on the acceptability of plans. Once approved, WINDWARD LANDTEC INC. 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 INC. WINDWARD LANDTEC INC. will keep an up-to-date record of plans showing house types, color, rooflines and grades, to advise the applicants of how their proposed house will best fit into the existing situation.

Approval of all house plans will be at the sole and unfettered discretion of the Vendor. Once approved, stakeout is to be performed by Pals Geomatics Corp.

No stakeout will be granted until approved by WINDWARD LANDTEC INC.

19.0 **SECURITY DEPOSIT**

A security deposit or Letter of Credit in the amount of \$4,000.00 per lot is due at possession date. The deposit will be retained by the developer, without interest, to cover any deficiencies or infractions relating to architectural adherence, landscaping adherence and subdivision damages. The security deposit can be applied to, but not limited to, the following:

- a) Non-conformance of architectural objectives, including landscaping.
- b) Damages to:
 - curb stop – water valve
 - sidewalks, curbs and gutters
 - asphalt
 - boulevard landscaping and trees
 - rear gutters and walkways
 - light standards
 - fire hydrants
 - cathodic protection points
 - grading and drainage swales
 - fencing

20.0 **INSPECTION APPROVAL PROCEDURE**

The Applicant is responsible for notifying WINDWARD LANDTEC INC. that the house is complete and ready for inspection. To initiate an inspection and return of the security deposit the following must be completed:

- a) Exterior completed in accordance with these guidelines and as approved by the architectural consultant.
- b) Landscaping completed in accordance with these guidelines.
- c) Rough or Final grading certificate and Municipal approval of same
- d) Water valve exposed and marked.
- e) Sidewalks, street, lane, gutters and curbs cleaned.
- f) Application made to **WINDWARD LANDTEC INC. by the Builder/Property Owner.**

Once the final inspection is complete, a report will be sent to the Developer and the Applicant. Any deficiencies must be corrected and the re-inspected. If the

inspection repeatedly fails and more than one re-inspection is required, the inspection fees will be the responsibility of the home owner/builder.

21.0 **SECURITY DEPOSIT RETURN**

Security deposits will only be released to the person(s) listed on the Purchase Sale Agreement. 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 both the Final Inspection by WINDWARD LANDREC INC. is passed and Final Acceptance Certificate (FAC) from the municipality is granted to the Developer.

Typically, FAC is granted by the municipality 2 years after the installation of asphalt within the subdivision area. Prior to FAC of all municipal services by the municipality, an inspection is conducted. Any damages to improvements listed in Section 19.0 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 17.0. If the Lot Inspection Report was not completed at time of possession, 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 date of possession. This date is set out in the Purchase Sale Agreement for the lot.

22.0 **CAUTION ON SALES PRIOR TO FINAL APPROVAL**

Sales are not to be presented as final to a prospective buyer until the Final Approval of the plans, elevations, lot siting and color scheme have been given by the Developer and their designated Consultant. The house builder and/or House owner shall be fully and solely responsible for such representations.

Appendix A

Approved roofing products and colours for Erin Ridge North - Stage 7 Lots

IKO	Cambridge 30	Weatherwood, Dual Black/Driftwood
BP	Harmony 30	Twilight Grey, Shadow Black Driftwood, Antique Grey, Stonewood
GAF	Timberline 30	Weatherwood, Charcoal Blend

Additional Colors and Manufacturers as approved by the Designated Consultant

Appendix B

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 gables. 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 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 of columns and verandas. River rock is well suited. Stone tile is not appropriate.

Exterior Cladding

May be finished in smooth stucco, brick/stone, Hardi Plank siding or shakes. A combination of finishes is commonly used. Trim and surrounds on stucco clad models are painted and not stucco clad. All siding profiles must be lap board style.

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

Overall Building Massing

Two story or bungalow style will be permitted. The footprint is often L shaped. Roof slopes are to be low, 5/12 (recommend 4/12) or less with wide overhangs – generally 30” and deep fascia’s.

Roof Styles

Characterized by a simple hip or side gable roof.

Window Styles and Placement

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

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 smooth stucco or 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.

Craftsman Style / Arts and Crafts

Overall Building Massing

The Craftsman or Arts and Crafts style includes bungalows, 1½ story and two story 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 for Arts and Crafts 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 an acceptable finish for this style.

Exterior Cladding

Craftsman style homes may be finished in smooth stucco, brick, Hardi Plank 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. Stucco clad trims may not be suited.

Colours

Colours suited to the Craftsman style include deep earth tones accented by heavy white / linen trims. Colours may be considered with 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.

Tudor

Overall Building Massing

Tudor style homes are typically 2 story models asymmetrical in elevations. Roof slopes are steep with front facing gable at a pitch much higher than the main roof. Feature gables may include a dramatic sweeping fascia line tied into a covered entry. Overhangs are shallow.

Roof Styles

Roof styles may include cottage and gables with either side/side or back/front orientation. Side gables and cottage roofs are dominated by one or more front facing gables that intersect. Homes often have more than one front facing gable with the pitch at this roof much steeper than the main roof.

Window Styles and Placement

Windows are vertical casements or double hung sash with divided panels and grids in rectangular or diamond patterns. Windows should be paired or ganged. Windows in an octagon shape may be featured.

Stone or Brick Profiles

Brick and ledge stone are permitted and must be a component of this style. Brick and stone are to be applied in a panel effect and quoining and soldier course details common. Full brick fireplace chases and chimneys are prominent features.

Exterior Cladding

Acrylic, smooth and knock down stucco, hardboard siding and Hardi Plank siding are permitted for the Tudor style.

Colours

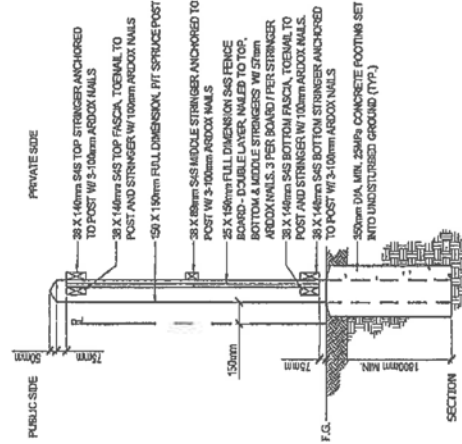
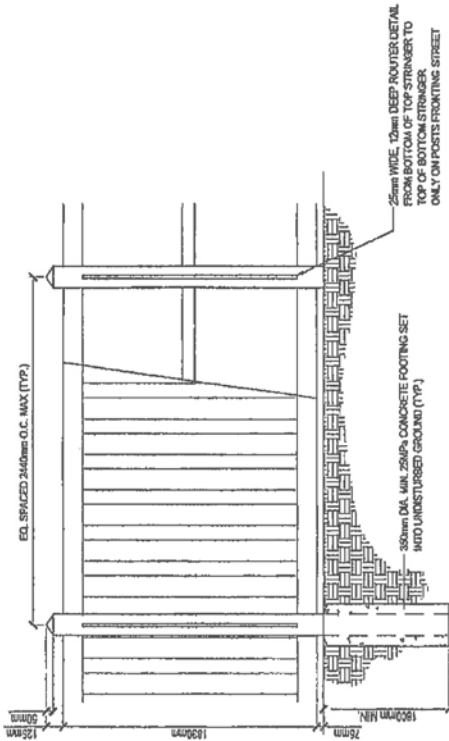
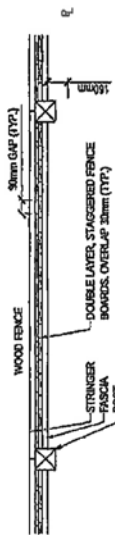
Colour combinations are contrasting. Cladding colours are of lighter earth tones and white and off-white with dark brown or black fascia and wood trims. Brick/stone colours are earth tones and reds.

Defining Details and Entrance Treatment

A centered or extended steep front gable often emphasizes the front entry, which is recessed. Extensive battens in steep sloping gable ends with shallow overhangs are defining characteristics. Shutters, window grills and foundations clad in brick/stone are typical.

Appendix C

- WOOD FENCE NOTES:**
- 1) ALL FENCING TO BE LOCATED 150mm ON PRIVATE PROPERTY.
 - 2) SEE OVERALL FENCING PLAN FOR FENCE LOCATION AND HEIGHT.
 - 3) ALL LUMBER TO BE SPRUCE UNLESS OTHERWISE NOTED.
 - 4) ALL LUMBER TO RECEIVE TWO COATS OF STAIN, TOUCH-UP ON SITES AS REQUIRED TO OWNERS REPRESENTATIVES SATISFACTION.
 - 5) SOLID STAIN COLOUR TO BE "LANDREX BALMORAK", AS SUPPLIED BY REPRESENTATIVE FOR APPROVAL. PROVIDE COLOUR SAMPLE TO OWNERS REPRESENTATIVE FOR APPROVAL.
 - 6) ALL CUT WOOD TO BE STAINED IN THE FIELD.
 - 7) FRESH GRADE ELEVATION INDICATES TOP OF SOIL OR SEED SURFACE.
 - 8) FAC TO BE ISSUED AFTER CONSTRUCTION COMPLETION PROVIDING THE FENCE HAS BEEN INSTALLED IN ACCORDANCE WITH CITY OF ST. ALBERT STANDARDS AND/OR THIS DETAIL AND IS FREE FROM DEFICIENCIES.
 - 9) ALL DIMENSIONS IN MILLIMETERS UNLESS OTHERWISE NOTED.



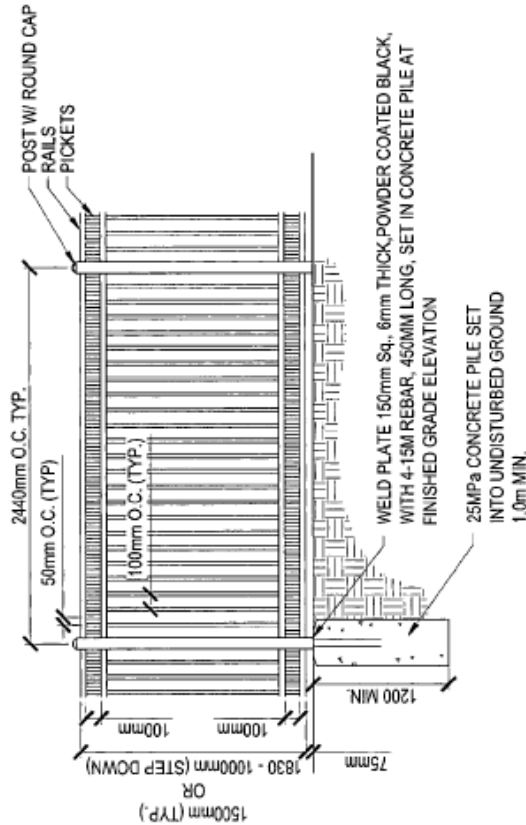
WOOD FENCE
FENCE TYPE I
 Not to Scale
 July 2010

SCHEDULE 'C'

Client: Landrex Hunter Ridge Inc.
 Project Name: **ERIN RIDGE NORTH**
 Prepared By: **ISL Engineering and Contracting**

Appendix D

- WROUGHT IRON FENCE NOTES:**
- WHERE WROUGHT IRON FENCE MEETS WOOD FENCE, WROUGHT IRON PANEL TO BE CONNECTED DIRECTLY TO WOOD POST WITH REQUIRED HARDWARE.
 - ALL DIMENSIONS IN MILLIMETERS UNLESS OTHERWISE NOTED.
 - ALL WELDS TO BE 5mm FILLET WELDS AND ALL CONNECTIONS ARE TO BE FULLY WELDED. ALL ENDS TO HAVE CONTINUOUSLY WELDED END CAPS. WELDING SHALL BE PERFORMED IN ACCORDANCE WITH REQUIREMENTS OF CSA W59.1-M84 AND ONLY BY A FABRICATOR CERTIFIED UNDER CSA W58.1-M84 BY THE CANADIAN WELDING BUREAU.
 - ALL FENCING TO BE LOCATED 150mm ON PRIVATE PROPERTY.
 - SEE OVERALL FENCING PLAN FOR FENCE LOCATION AND HEIGHT.
 - WHERE WROUGHT IRON FENCE MEETS WOOD FENCE, WROUGHT IRON PANEL TO BE CONNECTED DIRECTLY TO WOOD POST WITH REQUIRED HARDWARE.
 - WROUGHT IRON FENCE:
 - POSTS - 75 X 75mm SQ. TUBING
 - PICKETS - 20 X 20mm SQ. TUBING
 - TOP RAIL - 38 x 38mm SQ. TUBING
 - ALL OTHER RAILS - 38 X 12mm "U" CHANNEL
 - FENCE TO BE POWDERCOATED BLACK GLOSS FINISH.
 - FINISH GRADE ELEVATION INDICATES TOP OF SOD OR SEED SURFACE.



SCHEDULE 'D'

WROUGHT IRON FENCE
FENCE TYPE II
Not to Scale
 July 2010

Client: Landrex Hunter Ridge Inc.

Project Name: **ERIN RIDGE NORTH**



Prepared By:



erin ridge
NORTH

ERIN RIDGE NORTH

Stages 13 & 14



Architectural Design Guidelines

July 2018

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DIRECTORY

Developer:

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Architectural Applications:

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Fax: (780) 454-6896
Website: www.windwardlandtec.com

Surveyor:

Pals Geomatics Corp
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Phone: (780) 455-3177
Fax: (780) 481-1301

Solicitor:

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Geotechnical Consultants:

J.R Paine & Associates Ltd
17505 – 106 Avenue
Edmonton, Alberta T5S 1E7
Phone: (780) 489-0700
Fax: (780) 489-0800

1.0 **OBJECTIVE**

The objective of the Architectural Guidelines is to ensure the highest standard of visual appeal and image; ensuring compatibility among homes and integration of the community into the natural landscape.

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 that all designs meet the guidelines and for the conformance to the appropriate building codes. The guidelines may be altered, amended or varied by the Developer at its sole and absolute discretion

2.0 **ARCHITECTURAL STYLES**

The following architectural styles will be permitted; Heritage, Prairie, Tudor and Craftsman/Arts and Crafts themed homes. These architectural themes provide elements that can be incorporated in a diverse range of styles, and in a variety of applications.

The architectural elements will include strong entrance treatments, the use of window grills and trim boards, built-up banding details, feature windows and brick. Samples of each style are attached for your reference (Appendix B). The use of design elements particular to each style is required, but all plans will be reviewed on their own merits. Stucco exteriors will be considered on an individual basis with consideration for the appropriate detailing and style.

3.0 **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 utmost importance in assuring each home compliments its neighbor 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.

4.0 **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. As a maximum, the garage frontage should not be more than 72% of the pocket width. Small lots or building pockets will often exceed this requirement, but will generally be acceptable. Additional garage width beyond this requirement will be

allowed at the discretion of the Consultant and will be reviewed in context to additional design elements on the front of the home.

The minimum house width at both the front and rear elevations should also be within 2' of the building pocket for all lots. The minimum house width shall also be 26' (feet).

Erin Ridge North will provide room for homes to be built well in excess of the minimum requirements noted below. However, the minimums provide the opportunity for variations in size which, when combined with landscaping considerations, will contribute to the ultimate character of the neighborhood. Bi-Levels will not be allowed.

SIZES (Single Family Homes)	
TYPE	Sq. Ft.
Bungalow	1000
2 Story	1500

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 confirms with the general trend of the neighborhood, exceptions may be considered.

5.0 **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 is not compromised.

Natural elements such as boulders are preferred for construction of all retaining walls, to provide a blend with the natural terrain. If the retaining structure is to be more than one meter in height, it must be stepped to reduce the wall's visual mass.

Special attention is to be given to the treatment of exposed concrete foundation walls. A maximum of 1' of parged concrete will be permitted on the front elevation and 2' on all remaining elevations of the homes. Variation in grade and basement design may require cladding material be lowered or extended to within 2' of ground level.

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 three 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.

6.0 **GARAGE/DRIVEWAY**

As a minimum, double attached front drive garages are allowed under the massing guidelines previously discussed and must be located in accordance with the garage location plan. Driveways and front walks must be exposed aggregate concrete, stamped concrete or broom finished concrete. Driveways are recommended to have a maximum driveway width at the front property line not larger than the width of the garage. Any driveway extension should be requested and will be reviewed by the consultant for acceptance. All side drive garage locations will be reviewed for compatibility with adjacent homes. Side drive garage locations will require a landscaping buffer to adjacent lots.

A maximum of 18" must be maintained between overhead garage door and the eave line. Where the height exceeds 18", special detailing may be required. Gable ends will require appropriate detailing to soften the visual impact accordingly. Garage overhead doors must be compatible with the house style.

The garage overhead door must be the same colour as the cladding or trim. As an additional alternative, the garage door colour may also be matched to the brick or stone colour at the discretion of the consultant. Corners of overhead door must be straight or curved. Angled corners will not be permitted.

7.0 **REPETITION**

The same house plan or model 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 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 model on a streetscape will not be allowed.

8.0 **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 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 colors are not permitted. Darker color pallets will dominate the streetscapes. Lighter cladding colours may be used moderately in combination with darker palettes in contrast. All exterior colour schemes will be approved on a lot by lot basis. The Architectural Consultant reserves the right to approve or disapprove any colour scheme.

Premium color selections are required. (Mitten Act – typical)

A predominance of one colour or colour palette within a street will not be permitted. Streetscapes require a variety of wall cladding and trim colours, specific to a style.

Alternate colours for the Tudor Elevation style will be considered on an exception basis to reflect the style representation of a lighter wall colour against a darker trim palette.

9.0 **CORNER LOTS**

Special attention must be paid to side and rear elevations and side yard setbacks on all corner lots. The side and rear elevations should have the same treatment (ie: box outs, detailed battens, stone/brick) as the front elevation, as it is even more visible than the front elevation from the street. Side elevations on all corner lots must be approved by the Architectural Consultant. Side drive garages will be allowed on corner lots subject to review by the Architectural Consultant. Bungalow or 1 ½ story models are the preference on corner lots. Consideration will be given to 2 story models on these lots if it can be demonstrated that the merits of the design meet the objectives of these guidelines for corner lot visibility and massing.

All corner lots are identified for exceptional treatment.

10.0 **HIGH VISIBILITY LOTS**

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

11.0 **ROOFING**

The roof lines on any unit must be consistent and complimentary to the total house design. Roof materials are to be 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". Some house types may require a steeper roof pitch to accommodate the streetscape. Specifically, Bungalow designs will require a minimum 8/12 roof pitch. Prairie style Bungalow designs will generally not be allowed but may be considered in certain locations (corner lots) if appropriate.

Refer to the attached Appendix A for a complete list of approved materials and colours.

Minimum roof overhang to be 18" except over a cantilever, bay or boxed out window where the minimum overhang required is 12". The roof lines on any house must be consistent or complimentary to the total house design.

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 100 square feet, will be required on all homes built on a 30-foot pocket and smaller. Brick or stone, a minimum of 150 square feet, will be required on all homes built on a 32 foot pocket and larger.

The use of window and door surrounds will be a feature on all homes. Trim will be a minimum 6". A reduced trim of 5" in a textured smart board will also be acceptable.

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 storey pillared entries will be discouraged. The front facing elements of all verandahs and entrances must be accented with stone or brick. This will typically be the front column support at the entrance. Wooden verandas /porches/steps must be skirted

to grade with closed risers. Front steps must be concrete or exposed aggregate finish (precast). Wood steps will not be permitted.

Louvres and trim details must be consistent with the home design.

Acceptable cladding materials include:

- double 4/5 beveled, cove or traditional vinyl siding in horizontal application in premium colours (Mitten - Act II - typical)
- brick, stone or shale in stacked application
- hardboard siding, pre-finished (long life), horizontal application – (Hardie Board – typical)
- longboard
- river rock will be considered on an individual basis
- stucco of sand float finish in darker palettes upon consultant's review

All trim details and masonry must be returned 2 feet 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 may include suitable step details.

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.

13.0 **FENCING / LANDSCAPING / OTHER**

Fencing on all lots shall be consistent in design and color with the fencing styles established for the community, illustrations of which are attached. (Appendix C & D)

13.1 Landscaping

It is the responsibility of the homeowner to landscape the front yard and the rear yards of all high visibility lots. 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.

All eco-scaping proposals shall include a minimum of 50% sod and must be approved by the Architectural Consultant.

The minimum landscape standard for all lots shall consist of sod, one tree and a prepared shrub bed containing at least six shrubs. In addition, the rear yard of all high visibility lots will require sod and one additional tree. The minimum

deciduous tree shall be 2" caliper for front yard and 2" caliper for rear yards - measured 6" above ground. The minimum coniferous tree (spruce or pine) must be a minimum 6' tall. Shrubs shall be 2' in height or spread. A prepared bed is defined by edging (landscaping vinyl, brick, concrete, etc.).

All landscaping must be completed, in accordance with the requirements, within 12 months of occupancy. Extensions may be considered and are at the sole discretion of the Developer.

To ensure compliance with the landscaping requirements, a security deposit must be paid by the Purchaser to Landrex. This may be refunded upon confirmation of the satisfactory completion of the landscaping. (See item 18.0)

13.2 Accessory Buildings

The side wall elevations of all ancillary buildings and garden sheds shall not extend higher than adjacent fencing. Where visible from a public adjacency (i.e. all perimeter lots and corner lots), accessory buildings must be consistent in style, finish and color, with the house. Roof style and materials are to match the materials used on the roof of the house.

13.3 Address Plaque

A standardized address plaque, as per the subdivision detail, is required for all homes in the sub-division. It shall be placed on the front of the garage in a visible location. Alternate locations may be accepted at the discretion of the Architectural Consultant.

13.4 Downspouts

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

13.5 Dog Runs

Dog runs and other enclosures must be properly screened and otherwise hidden from view by prescribed wood fencing.

13.6 Recreation Equipment/ Vehicles and Commercial Vehicles

No house trailer, recreation vehicle, trailer of any kind, truck, camper, boat or other vehicle over ¾ ton shall be parked, kept, stored, placed, or maintained on any lot in the Neighborhood except on a special pad, the location and design of which has been approved in advance and in writing by the Design Consultant, who, prior to giving any approval, must be satisfied that such vehicles and equipment will not be visible from the street or any Public Lands and that same are properly screened or otherwise hidden from view by prescribed wood fencing

and that there will be no adverse effect on any proposed, approved or Developer landscaping.

No recreation vehicles or commercial vehicles in excess of $\frac{3}{4}$ ton capacity shall be parked on the driveway or in front of any home for more than 48 hours in any consecutive 72-hour period.

13.7 Satellite Dishes / Antennas

Satellite dishes or antennas or other communications equipment must be completely screened from public view and shall not exceed 18" in diameter. Such equipment should be hung and mounted to ensure that they cannot be seen from the street or any public lands.

14.0 **INTERPRETATION**

The enforcement, administration and interpretation of these guidelines shall be at the discretion of Landrex Hunter Ridge Inc. 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 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 Grading

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

15.4 Plot Plans

Plot plans and stakeout must be carried out by the designated surveyor only. 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

16.0 **SUBDIVISION APPEARANCE**

16.1 Signage

All signage will be supplied by the Developer, ie: directional signs and general information signs. The only signage to be supplied by the Builders 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.

16.2 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 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 sub-trades of litter on building sites. Failure to comply will result in a clean-up bill being charged to the lot. **Supply and use of waste management 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.

16.4 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 at possession, otherwise costs for repairing any damages becomes the sole responsibility of the Purchaser.

17.0 **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 their lot and must submit written notice of any damages to the Developer within 48 hours of taking possession of the lot, otherwise costs for repairing any damages become the sole responsibility of the Builder/Property Owner. A Lot Inspection Report will be provided to

you at the time you enter into a Purchase Sale Agreement with the Developer. The inspection should include the following:

- Curb stop-water valve
- Sidewalks, curb and Gutters
- 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.

18.0 **APPROVAL PROCESS**

At possession, the Purchaser inspects the lot and all services. All discrepancies or damages shall be reported in writing as set out in item 17.

Before applying to the City for a development permit, the applicant shall submit plans for approval of WINDWARD LANDTEC INC. Application shall include the following:

- a) One complete set of house plans; 1/4" or 3/16" to 1; scale.
- b) Two copies of the Plot Plan, prepared by Pals Geomatics Corp. 1:300 scale.
- c) Completed application form.
- d) Material and color samples, as required.

WINDWARD LANDTEC INC. will review the plan and recommend approval, modification, or rejection of the application based on the adherence of the plans to these guidelines. Should disputes arise, the Developer shall make the final decision on the acceptability of plans. Once approved, WINDWARD LANDTEC INC. 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 INC. WINDWARD LANDTEC INC. will keep an up-to-date record of plans showing house types, color, rooflines and grades, to advise the applicants of how their proposed house will best fit into the existing situation.

Approval of all house plans will be at the sole and unfettered discretion of the Vendor. Once approved, stakeout is to be performed by Pals Geomatics Corp.

No stakeout will be granted until approved by WINDWARD LANDTEC INC.

19.0 **SECURITY DEPOSIT**

A security deposit or Letter of Credit in the amount of \$4,000.00 per lot is due at possession date. The deposit will be retained by the developer, without interest, to cover any deficiencies or infractions relating to architectural adherence, landscaping adherence and subdivision damages. The security deposit can be applied to, but not limited to, the following:

- a) Non-conformance of architectural objectives, including landscaping.
- b) Damages to:
 - curb stop – water valve
 - sidewalks, curbs and gutters
 - asphalt
 - boulevard landscaping and trees
 - rear gutters and walkways
 - light standards
 - fire hydrants
 - cathodic protection points
 - grading and drainage swales
 - fencing

20.0 **INSPECTION APPROVAL PROCEDURE**

The Applicant is responsible for notifying WINDWARD LANDTEC INC. that the house is complete and ready for inspection. To initiate an inspection and return of the security deposit the following must be completed:

- a) Exterior completed in accordance with these guidelines and as approved by the architectural consultant.
- b) Landscaping completed in accordance with these guidelines.
- c) Rough or Final grading certificate and Municipal approval of same
- d) Water valve exposed and marked.
- e) Sidewalks, street, lane, gutters and curbs cleaned.
- f) Application made to **WINDWARD LANDTEC INC. by the Builder/Property Owner.**

Once the final inspection is complete, a report will be sent to the Developer and the Applicant. Any deficiencies must be corrected and the re-inspected. If the

inspection repeatedly fails and more than one re-inspection is required, the inspection fees will be the responsibility of the home owner/builder.

21.0 **SECURITY DEPOSIT RETURN**

Security deposits will only be released to the person(s) listed on the Purchase Sale Agreement. 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 both the Final Inspection by WINDWARD LANDREC INC. is passed and Final Acceptance Certificate (FAC) from the municipality is granted to the Developer.

Typically, FAC is granted by the municipality 2 years after the installation of asphalt within the subdivision area. Prior to FAC of all municipal services by the municipality, an inspection is conducted. Any damages to improvements listed in Section 19.0 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 17.0. If the Lot Inspection Report was not completed at time of possession, 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 date of possession. This date is set out in the Purchase Sale Agreement for the lot.

22.0 **CAUTION ON SALES PRIOR TO FINAL APPROVAL**

Sales are not to be presented as final to a prospective buyer until the Final Approval of the plans, elevations, lot siting and color scheme have been given by the Developer and their designated Consultant. The house builder and/or House owner shall be fully and solely responsible for such representations.

Appendix A

Approved roofing products and colours for Erin Ridge North - Stage 7 Lots

IKO	Cambridge 30	Weatherwood, Dual Black/Driftwood
BP	Harmony 30	Twilight Grey, Shadow Black Driftwood, Antique Grey, Stonewood
GAF	Timberline 30	Weatherwood, Charcoal Blend

Additional Colors and Manufacturers as approved by the Designated Consultant

Appendix B

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 gables. 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 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 of columns and verandas. River rock is well suited. Stone tile is not appropriate.

Exterior Cladding

May be finished in smooth stucco, brick/stone, Hardi Plank siding or shakes. A combination of finishes is commonly used. Trim and surrounds on stucco clad models are painted and not stucco clad. All siding profiles must be lap board style.

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

Overall Building Massing

Two story or bungalow style will be permitted. The footprint is often L shaped. Roof slopes are to be low, 5/12 (recommend 4/12) or less with wide overhangs – generally 30” and deep fascia’s.

Roof Styles

Characterized by a simple hip or side gable roof.

Window Styles and Placement

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

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 smooth stucco or 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.

Craftsman Style / Arts and Crafts

Overall Building Massing

The Craftsman or Arts and Crafts style includes bungalows, 1½ story and two story 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 for Arts and Crafts 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 an acceptable finish for this style.

Exterior Cladding

Craftsman style homes may be finished in smooth stucco, brick, Hardi Plank 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. Stucco clad trims may not be suited.

Colours

Colours suited to the Craftsman style include deep earth tones accented by heavy white / linen trims. Colours may be considered with 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.

Tudor

Overall Building Massing

Tudor style homes are typically 2 story models asymmetrical in elevations. Roof slopes are steep with front facing gable at a pitch much higher than the main roof. Feature gables may include a dramatic sweeping fascia line tied into a covered entry. Overhangs are shallow.

Roof Styles

Roof styles may include cottage and gables with either side/side or back/front orientation. Side gables and cottage roofs are dominated by one or more front facing gables that intersect. Homes often have more than one front facing gable with the pitch at this roof much steeper than the main roof.

Window Styles and Placement

Windows are vertical casements or double hung sash with divided panels and grids in rectangular or diamond patterns. Windows should be paired or ganged. Windows in an octagon shape may be featured.

Stone or Brick Profiles

Brick and ledge stone are permitted and must be a component of this style. Brick and stone are to be applied in a panel effect and quoining and soldier course details common. Full brick fireplace chases and chimneys are prominent features.

Exterior Cladding

Acrylic, smooth and knock down stucco, hardboard siding and Hardi Plank siding are permitted for the Tudor style.

Colours

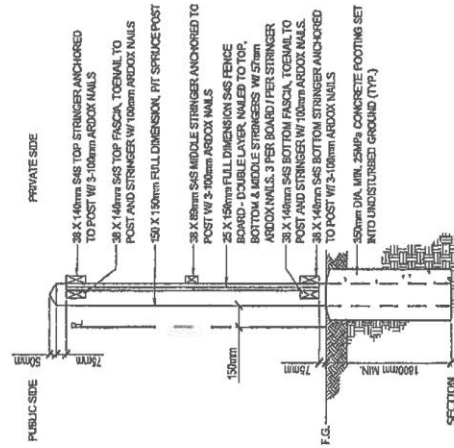
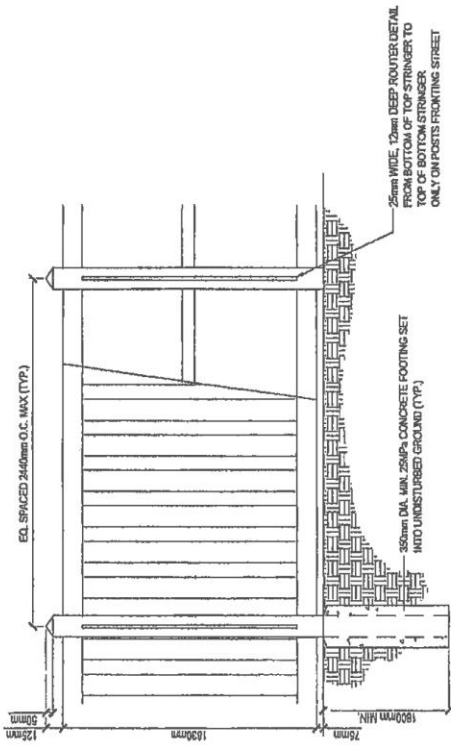
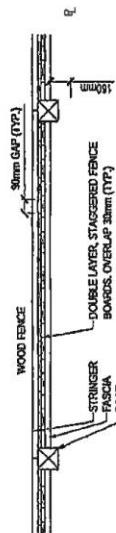
Colour combinations are contrasting. Cladding colours are of lighter earth tones and white and off-white with dark brown or black fascia and wood trims. Brick/stone colours are earth tones and reds.

Defining Details and Entrance Treatment

A centered or extended steep front gable often emphasizes the front entry, which is recessed. Extensive battens in steep sloping gable ends with shallow overhangs are defining characteristics. Shutters, window grills and foundations clad in brick/stone are typical.

Appendix C

- WOOD FENCE NOTES:**
- 1) ALL FENCES TO BE LOCATED 150mm ON PRIVATE PROPERTY.
 - 2) SEE OVERALL FENCING PLAN FOR FENCE LOCATION AND HEIGHT.
 - 3) ALL LUMBER TO BE SPRUCE UNLESS OTHERWISE NOTED.
 - 4) ALL LUMBER TO RECEIVE TWO COATS OF STAIN. TOUCH-UP ON SITES REQUIRED TO OWNERS REPRESENTATIVES SATISFACTION.
 - 5) SOLID STAIN COLOUR TO BE "LANDREX BALMORAL" AS SUPPLIED BY LANDREX. COLOUR TO BE IDENTICAL TO PHOTO COLOUR SAMPLE TO OWNERS REPRESENTATIVE FOR APPROVAL.
 - 6) ALL CUT WOOD TO BE STAINED IN THE FIELD.
 - 7) FINISH GRADE ELEVATION INDICATES TOP OF S.O.D. OR SEED SURFACE.
 - 8) FAC TO BE ISSUED AFTER CONSTRUCTION COMPLETION PROVIDING THE FENCE HAS BEEN INSTALLED IN ACCORDANCE WITH CITY OF ST. ALBERT STANDARDS AND/OR THIS DETAIL AND IS FREE FROM DEFICIENCIES.
 - 9) ALL DIMENSIONS IN MILLIMETERS UNLESS OTHERWISE NOTED.



WOOD FENCE
FENCE TYPE I
 Not to Scale
 July 2010

SCHEDULE 'C'

Client: Landrex Hunter Ridge Inc.

ERIN RIDGE NORTH

Project Name:

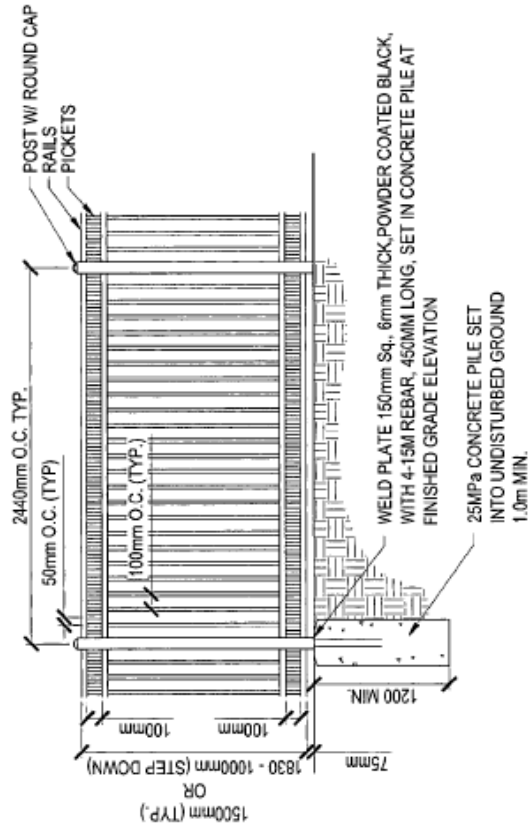
Prepared By:



Appendix D

WROUGHT IRON FENCE NOTES:

- WHERE WROUGHT IRON FENCE MEETS WOOD FENCE, WROUGHT IRON PANEL TO BE CONNECTED DIRECTLY TO WOOD POST WITH REQUIRED HARDWARE.
- ALL DIMENSIONS IN MILLIMETERS UNLESS OTHERWISE NOTED.
- ALL WELDS TO BE 5mm FILLET WELDS AND ALL CONNECTIONS ARE TO BE FULLY WELDED. ALL ENDS TO HAVE CONTINUOUSLY WELDED END CAPS. WELDING SHALL BE PERFORMED IN ACCORDANCE WITH REQUIREMENTS OF CSA W59.1-M84 AND ONLY BY A FABRICATOR CERTIFIED UNDER CSA W59.1-M84 BY THE CANADIAN WELDING BUREAU.
- ALL FENCING TO BE LOCATED 150mm ON PRIVATE PROPERTY.
- SEE OVERALL FENCING PLAN FOR FENCE LOCATION AND HEIGHT.
- WHERE WROUGHT IRON FENCE MEETS WOOD FENCE, WROUGHT IRON PANEL TO BE CONNECTED DIRECTLY TO WOOD POST WITH REQUIRED HARDWARE.
- WROUGHT IRON FENCE -
 - POSTS - 75 X 75mm SQ. TUBING
 - PICKETS - 20 X 20mm SQ. TUBING
 - TOP RAIL - 38 x 38mm SQ. TUBING
 - ALL OTHER RAILS - 38 X 12mm "U" CHANNEL
 - FENCE TO BE POWDERCOATED BLACK GLOSS FINISH.
- FINISH GRADE ELEVATION INDICATES TOP OF SOD OR SEED SURFACE.



SCHEDULE 'D'
WROUGHT IRON FENCE
 FENCE TYPE II
 not to Scale
 July 2010

Client: Landrex Hunter Ridge Inc.
 Project Name: **ERIN RIDGE NORTH**
 Prepared By: 