

ERIN RIDGE NORTH
Stage 10



EASTON

▪ AT ERIN RIDGE ▪

Architectural Design Guidelines

September 2017

Contents

DIRECTORY	2
1.0 OBJECTIVE	3
2.0 CONCEPT	3
3.0 INTERPRETATION	3
4.0 HOUSING DESIGN.....	3
4.1 House Size	3
4.2 Repetition	4
4.3 Corner Lots.....	4
4.4 High Visibility Lots.....	4
4.5 Site Planning and Grading	4
5.0 EXTERIOR FINISHES	5
5.1 Parging.....	5
5.2 Exterior Colours.....	6
5.3 Roofing.....	6
5.4 Garage/Driveway.....	7
5.5 House Address Identification	7
6.0 LANDSCAPING / FENCING / OTHER.....	7
6.1 Landscaping Requirements	7
6.2 Fencing and Masonry Columns.....	8
6.3 Accessory Buildings.....	8
6.4 Downspouts	9
6.5 Dog Runs.....	9
7.0 SITING.....	9
7.1 Consultant	9
7.2 City Regulations	9
7.3 Grading.....	9
7.4 Plot Plans.....	9
8.0 SUBDIVISION APPEARANCE.....	10
8.1 Signage.....	10
8.2 Construction Activity.....	10
9.0 LOT INSPECTION REPORT	10
10.0 APPROVAL PROCESS	11
11.0 SECURITY DEPOSIT	11
12.0 INSPECTION APPROVAL PROCEDURE.....	12
13.0 SECURITY DEPOSIT RETURN.....	12
14.0 CAUTION ON SALES PRIOR TO FINAL APPROVAL.....	13
APPENDIX A – Housing Styles.....	14
APPENDIX B – Fencing.....	20

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1.0 OBJECTIVE

These Architectural Guidelines have been compiled to assist you in building single family homes in the Easton at Erin Ridge. We have taken into consideration all aspects of design and construction to minimize problems before, during and after construction.

2.0 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 house through attention to detail on the front elevation. In addition, minimum landscaping requirements will be enforced to ensure a mature streetscape for the neighbourhood.

3.0 INTERPRETATION

The Architectural Design Guidelines are 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. Should any questions or disputes result from individual concerns; the Developers decision will be final.

4.0 HOUSING DESIGN

Due to a wide variety of styles and preferences in house types in any development, care must be taken to incorporate these unique values into our development, giving special attention to each house's relationship with neighboring properties.

To achieve the highest possible standard of visual appeal, a requirement for architectural detailing and continuity will apply to all houses. Permitted architectural styles will be: Heritage, Prairie, Tudor, French Country, Contemporary and Craftsman. These 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 A). The use of design elements particular to each style is required, but all plans will be reviewed on their own merits.

4.1 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 neighboring houses. Individual houses will be reviewed on their own merits of design, massing, proportion

and compatibility. The minimum house width at the front elevation must be within 2' of pocket width. Up to 10' within pocket width may be considered at the rear elevations.

4.2 Repetition

Similar or identical front elevations may not be duplicated within two lots or directly across the street, (XOAX) unless significant changes have been made to the house style, roof pitch, and exterior materials to the satisfaction of the Architectural Consultant. It is recommended that the same or similar model should have at least one lot between proposed houses to provide a varied streetscape.

4.3 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. Houses should have roof lines predominately sloped towards both streets and wrap to carry the detail to the rear of the house. Bungalows and side splits are recommended on corner lots however, all model types will be considered within the foregoing criteria

4.4 High Visibility Lots

The rear elevation of houses 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, boxouts 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.

4.5 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.

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.

5.0 EXTERIOR FINISHES

Objectives

- To achieve the standard and caliber of visual appeal, a requirement for architectural detailing and continuity will apply to all homes.
- Exterior finishes and detailing are to be compatible or characteristic of the style of the dwelling.

Controls

- Minimum of two (2) predominant materials to be incorporated on all exterior, street facing facades.
- Houses on corner lots must incorporate the design guidelines to both faces of the facade that front each street, and the rear elevation will also require detailing and trim to match.
- Minimum of 225 sq. ft. of brick or stone.
- Window and door surrounds will be featured on each home. Trim will be a minimum 6". A reduced trim of 5" in a textured smart board will also be acceptable.
- Window frames must be complimentary in colour and style to the overall design theme of the home.
- The front application of brick or stone must be carried a minimum of 4' around the side of the building.
- Vinyl siding will not be permitted.
- Acceptable cladding materials include:
 - i. Brick, stone or shale in stacked application.
 - ii. James Hardie Board or hardboard siding, pre-finished, long life.
 - iii. Longboard.
 - iv. Acrylic stucco.
- 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, somewhat overwhelming, two storey pillared entries will not be permitted.
- Where columns or posts are used on the front, highly visible elevations, they are to be of substantial form and appearance. Columns and posts may include suitable step details.
- Wood front entrance steps will not be permitted.
- Wood verandas and porches must be skirted to grade with closed risers. The front facing elements must be accented with stone or brick.
- All exposed wood is to be stained to match wall or trim colour. Treated wood is not acceptable as a finish.

5.1 Parging

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

5.2 Exterior Colours

Objectives

- To promote a controlled variety of colours that complement each house and fit within the context of the neighbourhood.

Controls

- Overly bright or fluorescent colours are not permitted.
- Pastel colours are not permitted.
- Premium colour selections are required.
- Colours will not be duplicated on adjacent lots or lots directly across.
- Facade - Maximum 75% of any one colour, secondary colour maximum 20%
- The use of a third accent colour should not exceed 5% of facade.
- Percentages are a guideline only. Alternative arrangements may be considered subject to the Architectural Consultants approval.
- The front facade will be limited to 4 colours.
- All colour schemes must be approved by the Architectural Design Consultant.
- Exterior colour schemes will be reviewed on a lot by lot basis. The Architectural Consultant reserves the right to approve or disapprove any colour scheme.

5.3 Roofing

Objectives

- To encourage, functional and well-proportioned roof lines that are well suited to the house and which enhance the overall design of the facade.

Controls

- Approved roofing materials include:
 - i. IKO, Cambridge 30, Weatherwood, Dual Black/Driftwood.
 - ii. BP, Harmony 30, Twilight Grey, Shadow Black Driftwood, Antique Grey, Stonewood.
 - iii. GAF, Timberline 30, Weatherwood, Charcoal Blend.
 - iv. Additional superior products and colours will be considered and are subject to the Design Consultants approval.
- 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 Design Consultant.
- Minimum fascia size will be 10".
- Terra cotta and clay tile roofs are not permitted.
- Domes, Turrets, or spires are not permitted.
- Chimneys and flues must be contained within a corbelled chase and finished in a style consistent the house.

5.4 Garage/Driveway

- Driveway location is to be in accordance with the approved location plan.
- Attached double front garages are required as a minimum. Triple garages will have the doors installed so that no door is wider than double garage door width.
- Garage doors should represent the proposed theme. The door must be the same colour as the siding, or alternatively may match the trim colour or the brick/stone colour, if appropriate to the style.
- The maximum distance between the top of the garage door and garage eave line should not be more than 18". Where the design exceeds this requirement the use of additional architectural detailing to reduce the impact is required.
- Gable ends will require appropriate detailing to soften the visual impact accordingly.
- The use of glass panels in garage doors is recommended. Sunburst or other patterns will not be allowed.
- The front garage should not exceed 70% of the total width of the lot. Exceeding this width ratio will require additional articulation at the garage and/or entryway to address massing.
- Maximum driveway width at the front property line is not to exceed the width of the garage. A wider driveway may be considered if it can be demonstrated that it does not compromise drainage and does not detract from the streetscape and landscaping standards. It must also meet the requirements of the local approving authority.
- All side drive garage locations will be reviewed for compatibility with adjacent homes and comply with the requirements of the local approving authority.
- Side drive garage locations will require a landscape buffer to adjacent lots.
- Driveways, walkways, and front steps may be constructed of exposed aggregate, stamped/coloured concrete or coloured concrete pavers. Broom finished concrete may be used, but only with stamped concrete or exposed aggregate borders that are a minimum of 12" in width. The colour of concrete or pavers must be approved prior to installation.

5.5 House Address Identification

House address identification must be graphically complementary in scale, colour and material to the overall design of the front facade.

6.0 LANDSCAPING / FENCING / OTHER

6.1 Landscaping Requirements

It is the responsibility of the Property Owner to landscape the front yard and, on high visibility lots, the rear yard must also be landscaped. In the case of corner lots, the front yard shall include the flanking side yard to the sidewalk.

At minimum, the front yard landscape must include a minimum of two trees, a prepared shrub bed containing at least 6 shrubs, and full sod on front yard to the back of walk or the back of curb at road (if no walk). The trees shall be at least 4.5cm (2") caliper for deciduous trees and at least 2m (6 ft.) in height for evergreen trees. Shrubs shall be a minimum of 2' 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 detailed plans must be submitted prior to construction. Rear yard landscaping requires a minimum of sod and one tree.

Developer installed trees may not be relocated and do not satisfy the requirement for landscaping as set out above.

Alternative landscaping materials will be considered on an individual basis if it can be demonstrated that the alternate plan meets the objective of these guidelines, which is to achieve greenery and a mature presentation in all front yards. 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. Alternative landscaping plans shall include a minimum of 50% sod and must be approved by the Architectural Consultant.

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

6.2 Fencing and Masonry Columns

None of the custom project fencing and masonry columns provided by the developer for the area shall be removed or changed from its original design or colour. The owner from time to time shall preserve the original design, original colour, and maintain, in good condition, that portion of the fence located on their lot. In the event of removal or replacement, such fence and columns shall be rebuilt to its original design and colour. Any new fencing constructed in the subdivision shall be consistent in design, color and quality with the styles established for the subdivision. Illustrations are provided in Appendix B.

A restrictive covenant has been placed on all lots in this subdivision to ensure fencing and columns, as provided by the Developer, are not tampered with, altered or allowed to all into disrepair.

6.3 Accessory Buildings

The side wall elevations of all ancillary buildings and garden sheds shall not extend higher than adjacent fencing. Accessory buildings must be consistent in style, finish and colour, with the house. Roof style and materials are to match the materials used on the roof of the house.

The setback and location of accessory buildings must comply with the regulations of the local approving authority.

6.4 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.

6.5 Dog Runs

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

7.0 SITING

7.1 Consultant

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

7.2 City Regulations

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

7.3 Grading

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

7.4 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 buildings(s) dimensioned to property lines, existing buildings and other structures 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.

8.0 SUBDIVISION APPEARANCE

8.1 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 and Realtor signs.

8.2 Construction Activity

Each Builder must inspect the condition of curb, sidewalks, street furniture, services, etc. on and around their lots. A lot inspection report is to be submitted to the Developer on or prior to the possession date. **The Builder/Purchaser is responsible for damages and the general appearance of the lot from the date of possession, regardless of when construction begins.**

Builders must ensure all excavation material is kept within the confines of their lot. Any spillage onto roads, sidewalks, neighbouring lots or other lands must be removed immediately.

Timely removal of litter and debris from job sites is required. **Supply and use of waste management bins by the Builder is mandatory.** These bins must be emptied at $\frac{3}{4}$ full. Failure to comply may result in Municipal fines.

Should the Developer incur any costs related to damages or clean-up on a lot the Builder/Purchaser will be invoiced for the expense including an administration fee. Any general clean-up of the subdivision, required due to non-compliance by the Builder(s), will be charged back pro-rata to all Builders.

9.0 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. Written notice of any damages must be submitted to the Developer within 48 hours of taking possession of the lot, otherwise costs for repairing damages become the sole responsibility of the Builder/Property Owner. The inspection should include the following items:

- Curb stope – water valve
- Asphalt, sidewalks, curbs and gutters
- Boulevard landscaping/trees
- Rear gutter 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, any damages assessed to the lot will be charged to the Builder.

10.0 APPROVAL PROCESS

At possession, the Purchaser inspects the lot and all services. All discrepancies or damages shall be reported in writing, to the Developer, as set out in item 9.0.

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

- One complete set of house plans; 1/4" or 3/16" to 1; scale.
- Two copies of the Plot Plan, prepared by Pals Geomatics Corp., showing lot house grades and drainage pattern, floor and garage elevations.
- Completed application form.
- Material and colour 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.

It is not the purpose of this process to check for compliance with applicable governing statutes and requirements. This is solely the responsibility of the Builder/Property Owner.

Once approved, Windward Landtec Inc. will send a copy of the application indicating any changes to the applicant. Following 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, colour, rooflines and grades, to advise the applicants of how their proposed house will best fit into the existing situation.

No stakeout will be granted until approved by Windward Landtec Inc. Once approved, stakeout is to be performed by Pals Geomatics Corp.

11.0 SECURITY DEPOSIT

A security deposit or Letter of Credit in the amount of \$8,000.00 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:

- Non-conformance of architectural objectives, including landscaping.
- Damages to:
 - Curb stop – water valve
 - Asphalt, sidewalks, curbs and gutters
 - Boulevard landscaping and trees
 - Rear gutters and walkways
 - Light standards
 - Fire hydrants
 - Cathodic protection points
 - Grading and drainage swales
 - Entry features
 - Fencing

12.0 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:

- Exterior completed in accordance with these guidelines and as approved by Windward Landtec Inc.
- Landscaping completed in accordance with these guidelines
- Rough or Final Grade Certificate and Municipal approval of same.
- Water Valve exposed and marked.
- Sidewalks, street, lane, gutters and curbs cleaned.
- **Applications 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 then re-inspected. If more than one re-inspection is required, any applicable inspection fees will be the responsibility of the Builder/Property Owner.

13.0 SECURITY DEPOSIT RETURN

Security deposits will only be released to the party that paid them. 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 Inspection by Windward Landtec Inc. has 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 the municipality conducts an inspection. Any damages to improvements, as listed in Section 11.0, 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 9.0.

If a Lot Inspection Report was not completed at time of possession, the damage will be deemed the Property Owner's 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.

14.0 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 colour scheme have been given by the Developer and their designated Consultant. The House Builder and/or Property Owner shall be fully and solely responsible for such representations.

APPENDIX A – Housing Styles

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 acrylic 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 acrylic 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 acrylic 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, 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.

Contemporary

Overall Building Massing

Bungalow and 2 storey models are permitted. Roofs may be moderate to high pitch, dominating the façade. Flat roof designs will be considered on an individual basis with consideration for the overall streetscape. Roof overhangs are wide on moderate pitch roofs and shallow on high pitch roofs. The Contemporary style eschews much of the traditional form and detail with simple elegant lines rather than the colliding geometric shapes characteristic of the post-modern style.

Roof Styles

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

Window Styles and Placement

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

Stone or Brick Profiles

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

Exterior Cladding

A variety of finish materials are suitable with acrylic stucco being the most common.

Colours

Colours as finishes are natural and subtle. The flamboyant colours and bold detailing of the post-modern style are not appropriate.

Defining Details and Entrance Treatment

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

French Country

Overall Building Massing

The French Country home is highlighted by steep pitched hip roofs with and without dominant front facing cross gables. Recessed portico entries, curved arches, soft lines, and detailed stonework reflect old world craftsmanship. Both bungalows and two storey designs are permitted.

Roof Styles

The French Country style has steep roof slopes at 9/12 or greater, often in a combination pitch with 12/12 at the side slopes. Narrow dormers are a common feature. Roof overhangs are cropped at 12" or a maximum of 16".

Bonus Room

Bonus room development above the garage must project a minimum forty percent of the garage projection. A minimum of four variations are required in the front facade.

Window Styles and Placement

Multi paned windows have a vertical orientation and may be ganged together. Windows often extend to the floor and are balanced on the square building form. Bay, bow, and boxed-out windows may be features, often with a curved shed roof line. Grills may be full or upper sash with a grid pattern of 4 to 10 panes per sash. Windows may be arched in a soft curve at the top (elliptical).

Stone or Brick Profiles

Brick or stone is applied in panel effect and accented with heavy top trim. Stone profiles suited are Cobblefield and Limestone.

Exterior Cladding

The main body of the house is clad in smooth stucco, stone, or brick. Siding is not permitted on the French Country style. Balconies and tall narrow louver details add to the rural character.

Colours

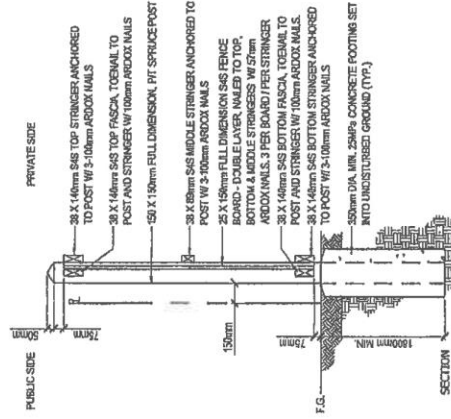
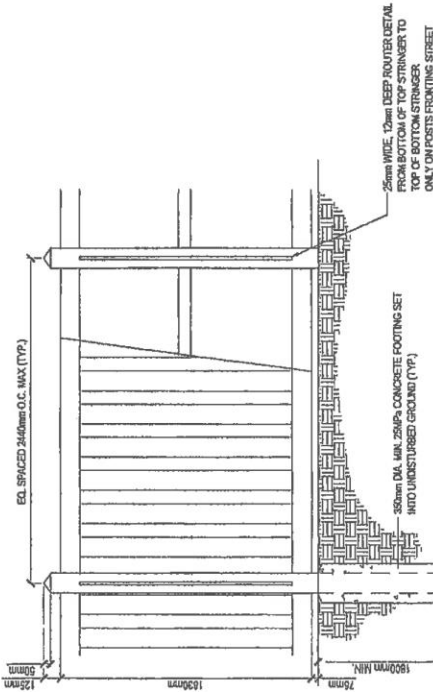
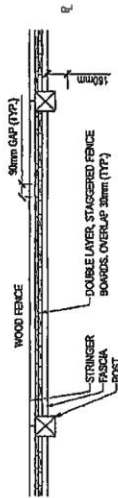
Colours suited to the French Country home are mid to dark earth tones with a dark neutral contrast at the fascia and accents. Trims may also be the same colour as the stucco. Stone colours are dark and rich, adding to this stately style.

Defining Details

Decorative moldings are typically installed at crown and sill of windows, often combined with panel shutters to match window shape. Cornice moldings are installed at eave lines in combination with stepped shadow bands at gables. Quoining may add definition at stucco and stone work.

APPENDIX B – Fencing

- WOOD FENCE NOTES:**
- 1) ALL FENCING TO BE LOCATED 150mm ON PRIVATE PROPERTY.
 - 2) ALL DIMENSIONS TO BE TO FACE UNLESS OTHERWISE NOTED.
 - 3) ALL LUMBER TO BE SPECIES 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 CLOVERDALE CONTRACTOR TO PROVIDE COLOUR SAMPLE TO OWNERS REPRESENTATIVE FOR APPROVAL.
 - 6) FINISH GRADE INDICATOR INDICATES TOP OF SOIL OR SEED SURFACE.
 - 7) FINISH GRADE INDICATOR INDICATES TOP OF SOIL OR SEED SURFACE.
 - 8) FACE 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'

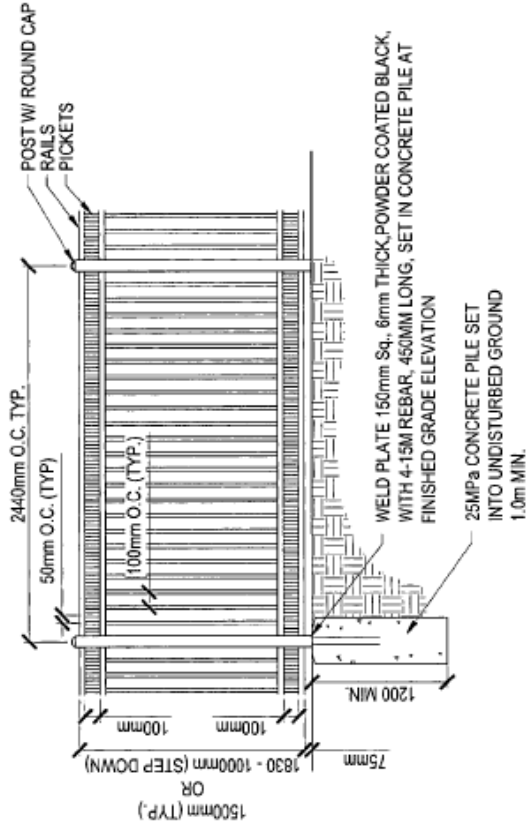
Client: Landrex Hunter Ridge Inc.

Project Name: **ERIN RIDGE NORTH**

Prepared By: **ISL**

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: