

ERIN RIDGE NORTH

Stage 1 Aurora Manor Lots

Architectural Design Guidelines

Includes:

Lots 106 to 115, Block 24 (inclusive)

Lots 1 & 2, Block 26

Lots 1 to 4, Block 26 (inclusive)

Lots 1 to 11, Block 28 (inclusive)

Lots 1 to 16, Block 29 (inclusive)

Plan 102 6093

Revised February 15th, 2012

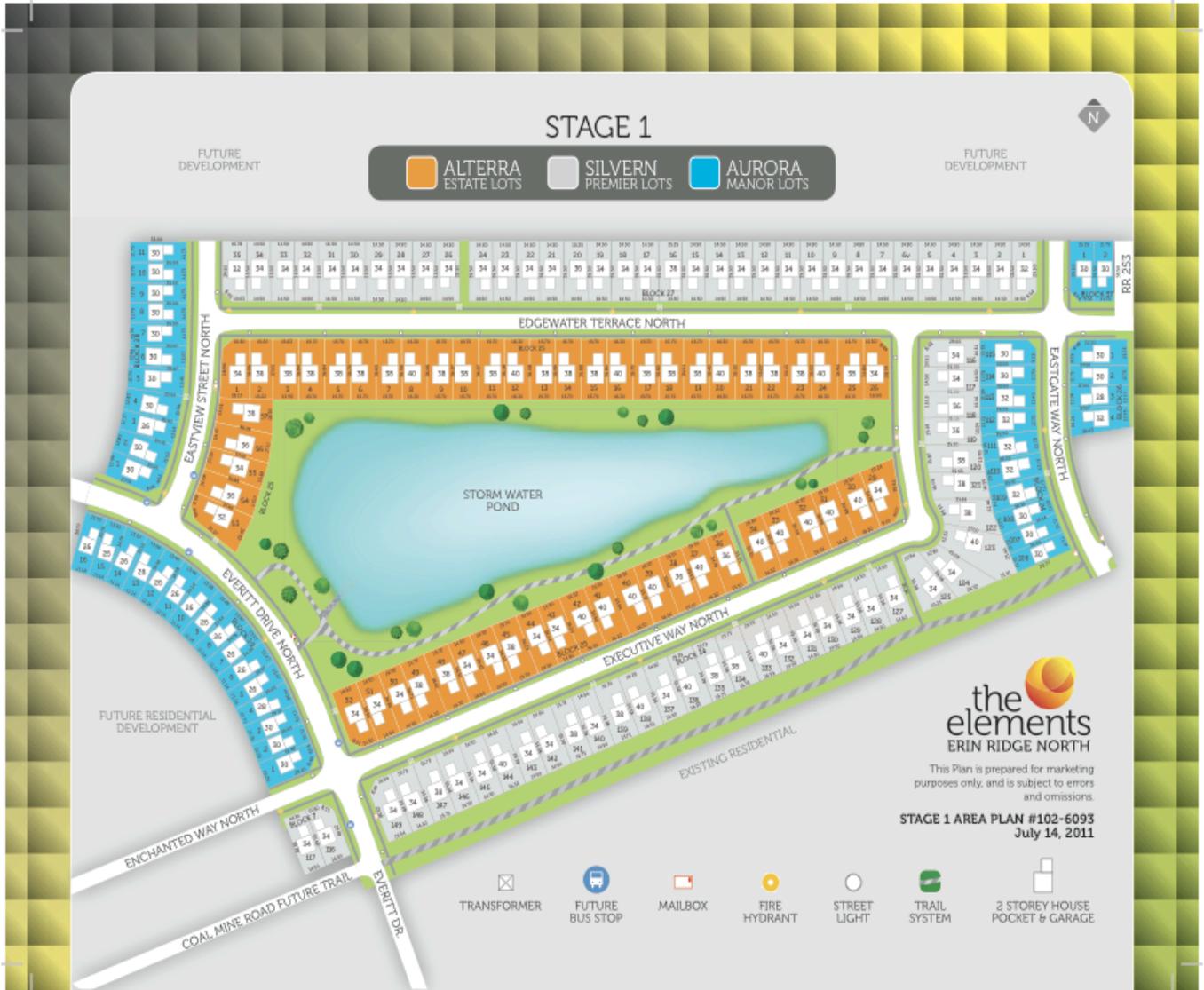
CONTENTS

DIRECTORY	2
CONTEXT MAP	3
1.0 OBJECTIVE	4
2.0 ARCHITECTURAL THEME	4
3.0 STREETScape	4
4.0 HOUSE SIZE	4
5.0 SITE PLANNING AND GRADING	5
6.0 GARAGE/DRIVEWAY	6
7.0 IDENTICAL ELEVATION	7
8.0 EXTERIOR COLORS	7
9.0 CORNER LOTS	7
10.0 WALK-OUTS	7
10.1 High Visibility Lots	7
11.0 ROOFING	8
12.0 EXTERIOR FINISHES	8
13.0 FENCING	9
13.1 Landscaping	9
13.2 Accessory Buildings	10
13.3 Address plaque.....	10
13.4 Downspouts.....	10
13.5 Dog Runs.....	10
13.6 Recreation Equipment/Vehicles and Commercial Vehicles	10
13.7 Satellite Dishes/Antennas.....	10
14.0 INTERPRETATIONS	11
15.0 SITING	11
15.1 Consultant	11
15.2 City Regulations	11
15.3 Grading	11
15.4 Plot Plans	11
16.0 SUBDIVISION APPEARANCE	12
16.1 Signage	12
16.2 Excavation Material	12
16.3 Clean Up	12
16.4 Construction Activity	12
17.0 APPROVAL PROCESS	12
18.0 DAMAGE DEPOSITS	13
18.1 Deposit Return Procedure	13
Appendix A	15

DIRECTORY

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CONTEXT – LOCATION MAP



1.0 OBJECTIVE: The Community of Erin Ridge North

The objective of the architectural guidelines is to ensure the very highest standard of visual appeal and image; ensuring compatibility among homes and integration of the community into the natural landscape. Outlining the opportunities and constraints of building, these guidelines will assist builders, designers and home buyers in achieving problem free construction.

The information contained herein is provided as a guide and the Developer and its designated Consultant make no warranties or representations as to the accuracy or completeness of these guidelines. Purchasers shall be fully and solely responsible for all designs which follow these guidelines and for the conformance to the appropriate building codes. The guidelines may be altered, amended or varied by the Landrex Architectural Committee in its sole and absolute discretion.

2.0 ARCHITECTURAL THEME

The natural landscape setting and history of the valley provides the perfect setting for this collection of Heritage themed homes. The architectural theme we have selected provides elements that can be incorporated in a diverse range of styles, in a variety of applications. This framework will encourage originality and individual expression while the pattern of coordinated components and features establish the character of Erin Ridge North. These architectural elements – enclosed entries, brick or stonework and the weight of substantial detailing; together achieve a grounded streetscape – homes that are comfortable in their proportions. As the eye is drawn to street level and proportion applies to scale, the statement is “Welcome Home!” The beauty of the natural landscape, the comforts of things familiar and the simplicity of times long past, this will be the character of Erin Ridge North

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 may not be more than 67% of the pocket width. 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 must be within 2' of the building pocket for all lots.

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.

SIZES (Single Family Homes)	
AREA "A" 26 – 32 pockets Lots 1 to 16, Block 29 Lots 1 to 11, Block 28 Lots 106 to 115, Block 24 Lots 1 to 4, Block 26 Lots 1 & 2, Block 37	
TYPE	Sq. Ft.
Bungalow	1200
1 1/2 Storey	1500
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

Double attached as a minimum 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 house in style.

The use of glass panels in overhead doors is recommended as illustrated for all lots. The style of glass panels must be of Heritage style. Sunburst or other patterns will not be permitted. Custom Carriage doors are encouraged where appropriate to the design of the home.

The garage overhead door must be the same colour as the cladding or when the garage front is brick or stone, the overhead door may be the same colour as the 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 IDENTICAL ELEVATIONS

Similar or approximately identical elevations must not be repeated within two lots or directly across the street (XOAX). To be considered different, an alternate elevation must reflect substantial modifications. Repetitive use of elevations will be monitored to ensure interesting streetscape.

8.0 EXTERIOR COLORS

Colors will be approved on an individual basis. Colors will not be duplicated on adjacent lots. The use of a third accent color is also strongly encouraged. 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. Premium color selections are required. (Mitten Act – typical)

9.0 CORNER LOTS

Houses on corner lots require special consideration. Flanking side elevation will have suitable front, side and rear elevation treatment with principal roof planes sloping toward view. All models will be considered for corner lots based on their unique suitability to these locations. Models will require variation in wall planes, substantial roof line between floors, appropriate wall heights, window placement and detailing. No side drive access (flanking side) will be allowed on corner lots due to fencing requirements proposed.

10.0 WALKOUT LOTS

The rear elevation of these homes requires special design consideration and must avoid large expanses of blank wall space as well as a three storey towering appearance. The architectural devices that will best achieve the desired elevation are a combination of various wall planes, downhill sloping roofs in combination with dormers, decks and balconies. The distance from grade to the first eave line should not be more than 20'.

10.1 High Visibility Lots (refer to marketing plan)

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. The lots affected in Stage 1 will be those backing onto the arterial road, collector road and the storm water management areas. (Also see 10.0 for high visibility walkout lots).

11.0 ROOFING

To provide a unifying theme throughout the subdivision, the minimum roof pitch will be 6/12, with the exception of bungalows which will require a 7/12 pitch to adjust massing. In consideration of overall massing and style, some secondary roofs may not be subject to this minimum requirement.

The roofing materials/colors may be selected from the following:

Architectural Asphalt Shingles (approved colours)

(Please refer to the attached addendum for a complete list of approved materials)

(For details see attached Appendix A)

Roof overhangs will be proportionate to the design with suitable overhangs incorporated

At all cantilevers, box-outs and bays. A minimum 8" (eight inch) fascia is required.

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.

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 and porches must be skirted to grade with closed risers. All exposed wood is to be stained to match the wall colour or trim colour.

Louvres and trim details must be consistent with the "Heritage" look.

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)
- river rock will be considered on an individual basis
- stucco of sand float finish in darker palettes upon consultants 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

Wood fencing is acceptable on all lots and shall be consistent in design and color with the fencing style established for the community, an illustration of which is attached.

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.

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

All eco-scaping proposals shall include a minimum of 50% sod and must be approved by the 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 the same year of occupancy, provided occupancy of the dwelling on the Lot occurs on or before **August 31** in any year. If occupancy is on or after **September 1** in any year, then landscaping is to be completed before **June 30** of the following year, weather permitting.

To ensure compliance with the landscaping requirements, a \$1,000.00 security deposit must be paid by the Purchaser, to be refunded by the Builder, upon confirmation of the satisfactory completion of the landscaping.

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, farm machinery or any vehicle of any kind not functional or in a state of disrepair shall be parked, kept, stored, placed or maintained on any lot in the Neighborhood in such a way that it is visible from the street or any Public Lands. 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 ¾ 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

In order to maintain cohesiveness for signage within the subdivision, all signage will be supplied by the Developer, ie. All model signs, directional signs and general information signs. The only signage to be supplied by the Builders Group will be on lots owned or sold by that Builder. Excessive abuse of signage, including sandwich boards may necessitate removal of ALL Builder's and Realtor's signs.

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 of bins by the Builder is recommended. 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 prior to commencing construction, otherwise costs for repairing any damages becomes the sole responsibility of the Purchaser.

17.0 APPROVAL PROCESS

Prior to building, the Builder inspects the lot and all services. All discrepancies or damage are to be reported in writing with the application and a copy forwarded to the Developer.

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 Surveys Ltd. 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 any and all house plans will be at the sole and unfettered discretion of the Vendor.

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

18.0 DAMAGE DEPOSIT

A damage deposit or Letter of Credit in the amount of \$5,000.00 (or as arranged with Developer when purchasing multiple lots) is due prior to house plan and grade approval to cover:

- 1. Contravention of architectural objectives.

2. Possible damage to:
 - a) curb stop – water valve
 - b) sidewalks, curbs and gutters
 - c) driveway aprons and asphalt
 - d) boulevard landscaping and trees
 - e) rear gutters and walkways
 - f) light standards
 - g) fire hydrants
 - h) cathodic protection points
 - i) grading and drainage swales
 - j) fencing

18.1 Deposit Return Procedure

1. Exterior completed in accordance with these guidelines and as approved by the architectural consultant.
2. Landscaping satisfactorily completed as per requirements.
3. Rough or Final grading certificate and city approval of same, from the City of St Albert.
4. Water valve exposed and marked.
5. Sidewalks, street, lane, gutters and curbs cleaned.
6. Application made in writing to WINDWARD LANDTEC INC (form attached).

Upon completion of construction, site works and landscaping, a final inspection is done to ensure compliance with the Architectural Guidelines and to check for any damages to municipal improvements. The following items must be completed prior to a request for final inspection:

- Home constructed in compliance with the Guidelines and the approved plan
- Construction complete including seasonal work on exterior, site cleared of all debris, sidewalks and curbs cleaned, cc marked and exposed
- Landscaping completed in accordance with guideline requirements
- Grading certificate for rough grade is provided with City approval

If the landscaping inspection fails and more than one re inspection is required, there will be a penalty of \$150.00 to be held back from the deposit.

To initiate the final inspection, a request form accompanied by the approved grading Certificate must be forwarded by the Builder to Windward Landtec Inc.

Appendix A

Approved roofing products and colours for Erin Ridge North - Stage 1 & 2 Lots

IKO	Cambridge 30	Weatherwood, Dual Black
BP	Harmony 30	Stonewood, Shadow Black
GAF	Timberline 30	Weatherwood Blend, Charcoal Blend

Additional Colors and Manufacturers as approved by the Designated Consultant