



Prescott

ARCHITECTURAL GUIDELINES

STAGE 1

Includes:
Block 100, Lots 1-27 (inclusive)
Block 101, Lots 1-18 (inclusive)
Block 103, Lots 1-20 (inclusive)

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1 DIRECTORY

- Developer:** Beaverbrook Pioneer Ltd.
17515 - 108 Street
Edmonton, Alberta T5S 1G2
Phone: (780) 484-4389
Fax: (780) 484-5397
- Engineers:** IBI Group
#1050 Standard Life Building
10405 Jasper Avenue
Edmonton, Alberta T5J 3N4
Phone: (780) 428-4000
Fax: (780) 426-3256
- Architectural Applications:** Windward Landtec Inc.
12128 - 121 A Street
Edmonton, Alberta T5L 0A4
Phone: (780) 454-6799
Fax: (780) 454-6896
- Surveyor:** Pals Survey
10704 . 176 Street
Edmonton, Alberta T5S 1G7
Attention: Builder Services
Phone: (780) 455-3177
Fax: (780) 451-2047
- Solicitor:** Biamonte, Cairo & Shortreed
Suite 1600, 10025 . 102A Avenue
Edmonton, Alberta T5J 2Z2
Phone: (780) 425-5800
Fax: (780) 426-1600
- Geotechnical Consultants:** J.R. Paine
17505 - 106 Avenue
Edmonton, Alberta T5S 1E7
Phone: (780) 489-0700
Fax: (780) 489-0800

2 OBJECTIVE

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

3 CONCEPT

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

4 DISPUTES

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

5 HOUSING DESIGN

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

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

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

5.1 House Size

Houses are to have a consistency of mass and volume within the streetscape. As such, house widths and sizes must relate proportionately and logically to the lot width and

neighbouring houses. Individual homes will be reviewed on their own merits of design, massing, proportion and compatibility. The minimum house width must be within 2q0+of the recommended building pocket on lots greater than a 28q0+pocket. The minimum house width (house portion) is 26q0+The maximum garage offset allowed is 2q0+feet.

5.2 Repetition

Semi Detached Lots	Single Detached Lots
Identical elevations will be permitted on adjacent lots for semi-detached units. The rear elevation of all units will incorporate roof lines and detailing to effectively break up the façade and add visual interest. It is recommended to alternate the exterior theme of each block units to help differentiate the streetscape.	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 homes to provide a varied streetscape.

5.3 Corner Lots

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

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

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

5.5 Site Planning and Grading

Site planning and grading must accommodate the natural slope of the land and variations in grade absorbed within the building mass as much as possible. Lot grading must be in strict conformance with the approved grading plan for the subdivision.

Front entry steps are to be a maximum of three risers per set. Where the grade calls for more than three risers, the run must be split. Exceptions to this requirement may be granted in consideration of unique design, topography and lateral bracing concerns. If there are more than 3 risers per set, the step will be am minimum of 4qwide with appropriate railing style.

6 EXTERIOR FINISHES

6.1 Primary Finish

Acceptable Cladding materials include:

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

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

6.2 Trim Materials

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

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

Where columns or posts are used on the front or highly visible elevations, they are to be of substantial form and solid in appearance. Columns and posts should include suitable details at top and bottom and are represented in examples attached.

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

Where brick is used as an architectural accent to add visual interest and articulation, a minimum of 100 sq. ft. for semi detached lots (per home) and a minimum of 120 sq ft for single detached lots of brick or stone work is recommended. The application of brick will be reviewed to ensure a minimum of 75% of the wall height is maintained at the garage front and accent of brick or stone at the entrance area.

Elevations without brick or stone will be also be permitted to create options and differentiation of the streetscape. Additional detailing and alternative use of materials (e.g. Smartboard, hardie-panel, board and batten, sill details, shake material, premium color siding, and decorative brackets) will be required on these homes to ensure visual appeal and articulation.

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

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

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

6.3 Parging

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

6.4 Exterior Colours

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 color 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 palletes and earth tones will dominate the streetscape. White and lighter cladding colors may be used moderately in combination with darker palettes in contrast.

6.5 Roofing

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

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

6.6 Garage / Driveway

Semi-Detached Lots	Single Detached Lots
Driveways are to be located in accordance to the approved driveway location plan. Attached double or single front garages are required.	Driveways are to be located in accordance to the approved driveway location plan. Attached double front garages are required.

Garage doors are recommended to be upgraded designer style to represent the proposed theme. The door must be the same color as the siding or alternatively may match the trim colour if appropriate to the style. The maximum distance between the top of the garage door and the 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 also recommended for all lots in Stage 1A Samples of acceptable door styles areas available from the Consultant. Sunburst or other patterns will not be allowed. Corners of overhead door must be straight. Angled corners will not be permitted. Driveways are to be plain concrete, exposed aggregate, stamped concrete or paver stones in approved colour.

The front garage should not exceed 70% of the total width of the home. Exceeding this ratio will require additional articulation at the garage and/or entryway to address massing.

The driveway is not to exceed the width of the garage to the garage front where the width may then flare to include a walkway to the front of the home or to the rear yard. 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.

7 LANDSCAPING / FENCING

7.1 Landscaping Requirements

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

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

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

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

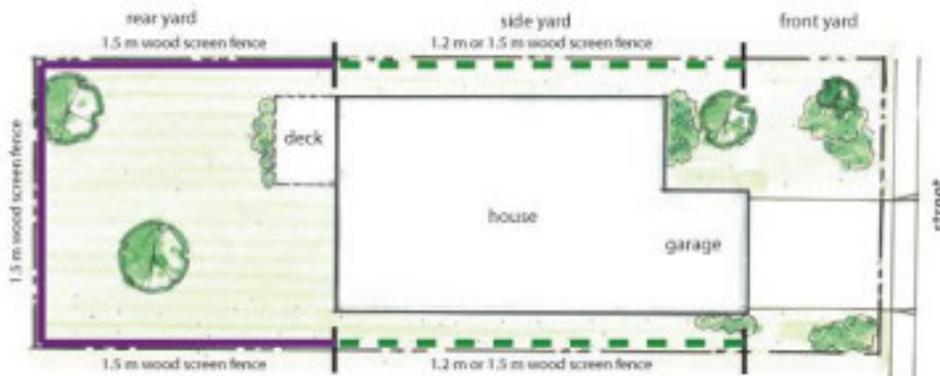
Completion of the landscaping forms part of the final acceptance requirements.

7.2 Fencing

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

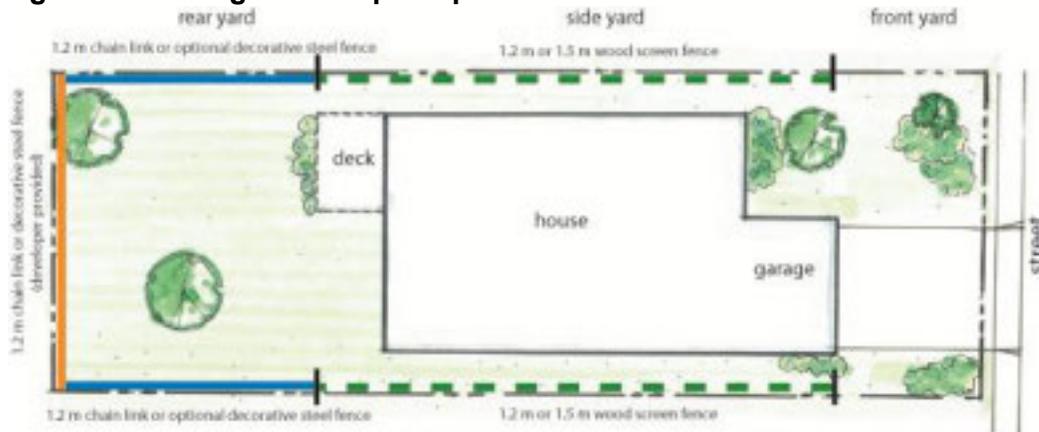
Fencing for typical lots shall be designed as shown in Figure 1: Fencing Plan . Typical Lots, with 1.5 m wood screen fencing along the rear and side yards. Fencing height may be reduced to 1.2 m along the length of the house structure.

Figure 1: Fencing Plan - Typical Lots



Fencing for any lots backing onto the stormwater management facility, neighbourhood open spaces and major walkways shall be designed as shown in Figure 2: Fencing Plan . Open Space Lots. On the side property line, 1.2 m or 1.5 m wood screen fencing is required along the length of the house up to the end limit of the rear deck. Further back from the rear deck, the side yard fence shall be 1.2 m chain link fencing, or optional decorative steel to ensure an open visual appeal for the rear of all homes.

Figure 2: Fencing Plan – Open Space Lots



8 INTERPRETATION

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

9 SITING

9.1 Consultant

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

9.2 City Regulations

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

9.3 Grading

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

9.4 Plot Plans

Plot plans must include the following:

- Scale 1:300 metric.
- North arrow.
- Municipal address.
- Legal description of property.

All property lines designated and dimensioned.
 Size and location of proposed building(s) dimensioned to property lines, existing building and other structure where applicable.
 All cantilevers (including floor, bay windows, fireplaces, eaves, etc.).
 Abutting streets, avenues, reserves, etc. Easements and utility right-of-way labeled and dimensioned, accurately figured, explicit and complete.
 Spot elevations around building and drainage directions.
 Dimensions from property line to sidewalk and face of curbs.

10 SUBDIVISION APPEARANCE

10.1 Signage

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

10.2 Excavation Material

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

10.3 Clean Up

Builders should encourage timely removal by all subtrades of litter on building sites. Builders will be provided with a 48-hour notice period; failure to comply will result in a clean-up bill being charged to the lot. Supply of bins by the Builder is mandatory. Any general clean-up of the subdivision implemented by the Developer can and will be charged pro-rata to all builders.

10.4 Construction Activity

Each Builder is responsible for inspecting the condition of curbs, sidewalks, street lights, services, etc. on his lot and must submit written notice of any damages to the Developer prior to commencing construction; otherwise costs for repairing any damages become the sole responsibility of the Builder.

11 LOT REPORT INSPECTION

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

- * Curb stop . water valve
- * Sidewalks, curbs and gutters

- * Light standards
- * Fire hydrants

- * Driveway, aprons and asphalt
- * Boulevard landscaping/trees
- * Rear gutters and walkways
- * Servicing boxes
- * Cathodic protection points
- * Grading and drainage swales
- * Fencing
- * Entrance Features

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

12 APPROVAL PROCESS

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

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

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

Windward Landtec will review the plan and recommend approval, modification, or rejection of the application based on the adherence of the plans to these guidelines. This decision should be made within three days of submission. Should disputes arise, the Developer shall make the final decision on the acceptability of plans.

Once approved, Windward Landtec will send a copy of the application indicating any changes to the applicant. After approval, the plans may not be altered without prior approval of Windward Landtec. Windward Landtec will keep an up-to-date record of plans showing house types, color, rooflines and grades, to advise the applicants of how their proposed house will best fit into the existing situation.

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

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

13 SECURITY DEPOSITS

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

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

13.1 Damage Deposit

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

- Curb stop-water valve
- Sidewalks, curbs and gutters
- Driveway aprons and asphalt
- Boulevard landscaping and trees
- Rear gutters and walkways
- Light standards
- Fire Hydrants
- Cathodic Protection Points
- Grading and drainage swales
- Fencing
- Entry Features
- Landscaping

13.2 Architectural and Landscaping Deposit

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

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

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

13.3 Return of Security Deposits

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

Security deposits will not be returned until Final Acceptance Certificate (FAC) from the municipality is granted to the Developer. Typically, FAC is granted by the municipality 2 years after the installation of asphalt within the subdivision area.

Prior to final acceptance of all municipal services by the municipality, an inspection is conducted. Any damages to improvements listed in Section X caused by third parties will be noted and repaired at the cost of the property owner, unless otherwise noted on the required Lot Inspection Report. Refer to Section 10.

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

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

13.4 Return of Architectural and Landscaping Deposit

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

Construction completed, exterior and landscaping completed in accordance with these guidelines AND as per the house plan approval

Landscaping completed as per the landscape plans approved

Final grading completed

Final grading certificates and approved grading inspection report

Water valve exposed and marked

Sidewalks, street, gutter and curbs in clean condition

Written request to Windward Landtec Inc. to conduct the landscape inspection. The request must include the final grade certificate.

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

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

14 CAUTION ON SALES PRIOR TO FINAL APPROVAL

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

15 STYLE & REFERENCE PHOTOGRAPHS FOR ARCHITECTURAL ELEMENTS

15.1 Detail of Entry





15.2 Architectural Detail





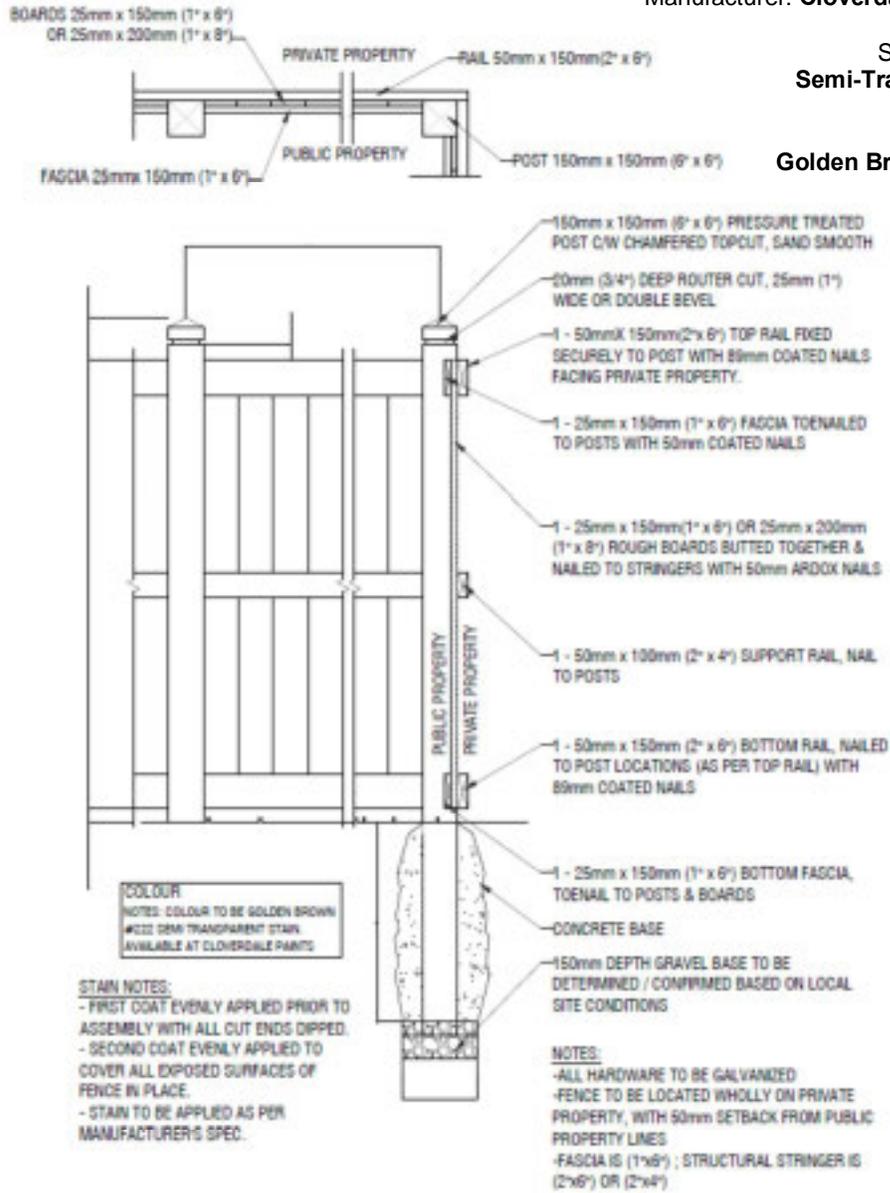
APPENDIX A FENCING DETAILS

MANUFACTURER, STAIN AND COLOUR REQUIREMENTS:

Manufacturer: **Cloverdale Paints**

Stain Type:
Semi-Transparent

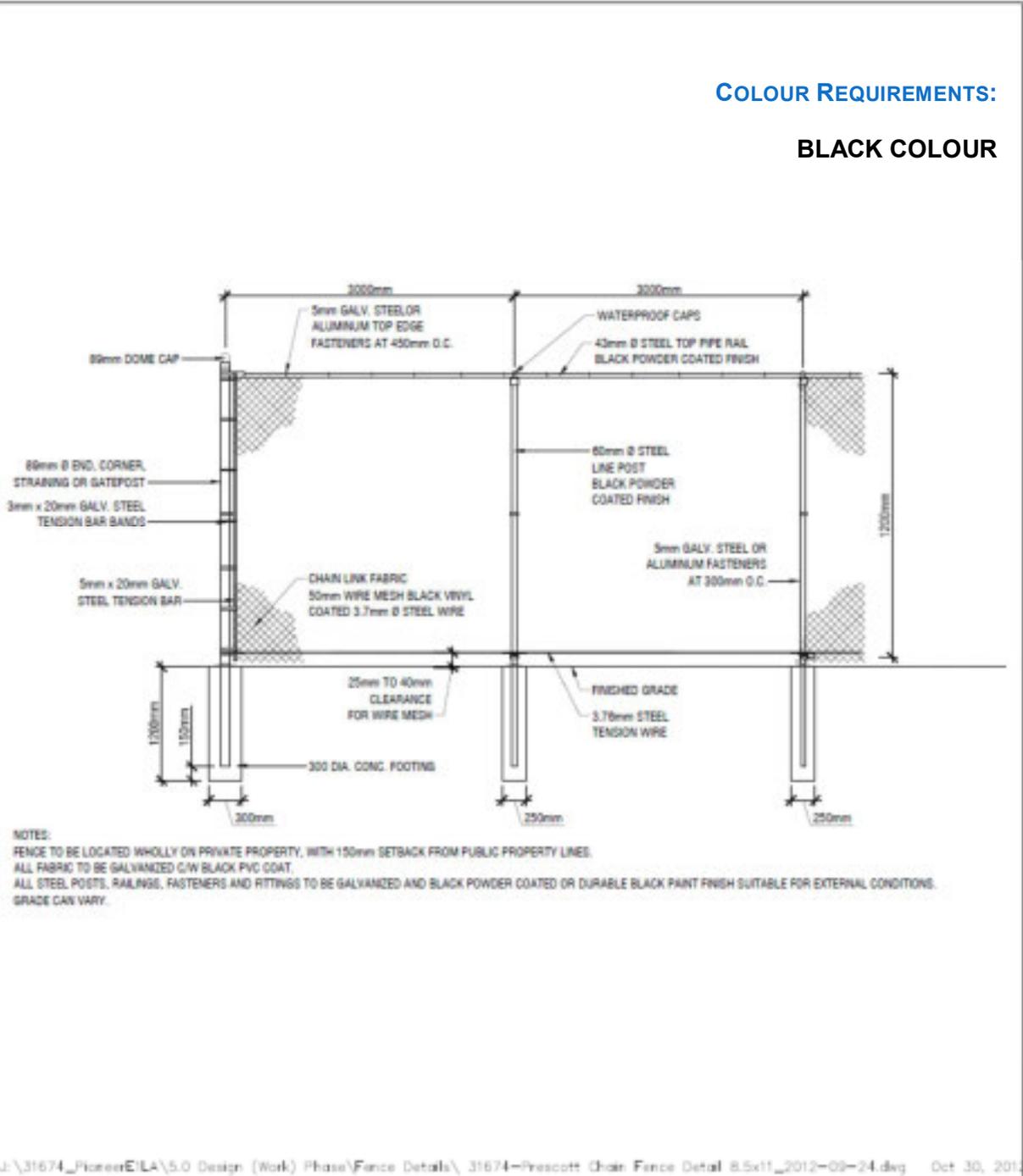
Colour:
Golden Brown #222



J:\31674_Pioneer\ILA\5.0 Design (Work) Phase\Fence Details\31674-Prescott Fence Detail 8.5x11_2012-09-24.dwg Oct 30, 2012 = 9/4

TITLE: PRESCOTT WOOD SCREEN FENCE				
DRAWN BY: J.T.H	DATE: SEPT 24, 2012	SCALE: NOT TO SCALE	DWG: 1	

**COLOUR REQUIREMENTS:
BLACK COLOUR**



TITLE: PRESCOTT CHAIN LINK FENCE		
DRAWN BY: JTH	DATE: SEPT 24, 2012	
SCALE: NT.S	DWG. 1	

APPENDIX B

ROOFING MATERIALS AND COLOURS

Approved roofing products and colours:

Certainteed Landmark TL Moire Black

GAF Timberline HD Charcoal

GAF Grand Sequoia Charcoal

IKO Cambridge 30 Driftwood, Dual Black, Harvard Slate

BP Harmony Brown Stone, Twilight Grey

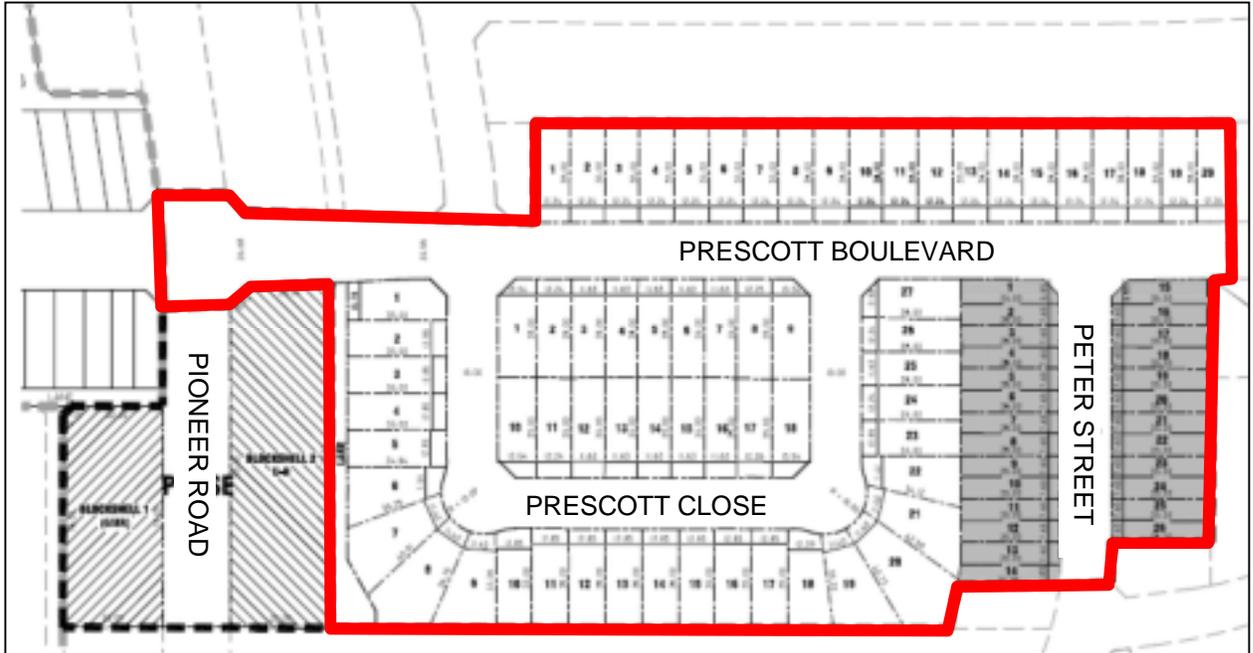
 Vintage Selection Shadow Black

Additional Colors and Manufacturers as approved by the Designated Consultant

APPENDIX C

LOTS APPLICABLE TO

ARCHITECTURAL GUIDELINES



APPENDIX D

LOT INSPECTION REPORT



LOT INSPECTION REPORT

This lot Inspection Report is to be completed and faxed to Beaverbrook @ 780.484.5397 within SEVEN (7) days of lot purchase.

Date of Inspection _____

Subdivision **Prescott**

Builder/Purchaser _____

Lot _____

Block _____

Plan _____

INSPECTION OF MUNICIPAL IMPROVEMENTS

Sidewalk _____

Curb _____

Water Service Valve _____

Swale _____

Boulevard Landscaping _____

Light Standard/ Communication Pedestal _____

Comments _____
