



Upper Windermere

Architectural Design Guidelines

**Exclusive Estate Homes
Stage 2B/2 North**

APPLIES TO: BLOCK 2, LOTS 1-19 AND 36-40

August 1, 2011

CONTENTS

DIRECTORY	3
1.0 OBJECTIVE	4
2.0 ARCHITECTURAL THEME	4
3.0 STREETScape	4
4.0 HOUSE SIZE	4
5.0 SIDE YARD REQUIREMENTS	5
6.0 SITE PLANNING AND GRADING	5
7.0 GARAGE/DRIVEWAY	6
8.0 IDENTICAL ELEVATIONS	7
9.0 EXTERIOR COLORS	7
10.0 CORNER LOTS	7
11.0 WALK-OUTS	7
12.0 HIGH VISIBILITY LOTS	7
13.0 ROOFING	7
14.0 EXTERIOR FINISHES	8
15.0 FENCING / LANDSCAPING / OTHER	9
15.1 Fencing	8
15.2 Landscaping	9
15.3 Accessory Buildings	9
15.4 Recreation/Commercial Vehicles and Satellite Dishes	9
15.5 Dog Runs and Other Enclosures	10
16.0 INTERPRETATION	10
17.0 SITING	10
17.1 Consultant	10
17.2 City Regulations	10
17.3 Grading	10
17.4 Plot Plans	10
18.0 SUBDIVISION APPEARANCE	11
18.1 Lot Inspection Report	11
18.2 Signage	11
18.3 Excavation Material	11
18.4 Clean-up	11
18.5 Construction Access	11
19.0 ARCHITECTURAL APPROVAL PROCESS	12
20.0 SECURITY DEPOSITS	12
20.1 Damage Deposits	12
20.2 Damage Deposit Return	13
20.3 Landscaping Deposit	13
20.4 Landscaping Deposit Return	14
APPENDIX “A” Wood Screen Fencing Detail	15
APPENDIX “B” Decorative Steel Fencing Detail	16
APPENDIX “C” Roofing Materials and Colors	17
APPENDIX “D” Lots Applicable to Architectural Guidelines	18
APPENDIX “E” Lot Inspection Report	19

DIRECTORY

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Edmonton, Alberta T5S 1G2
Phone: (780) 484-4389
Fax: (780) 484-5397
- Engineers:** **IBI Group**
Suite 1050, 10405 - Jasper Ave
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 – 102 A Avenue
Edmonton, Alberta T5J 2Z2
Phone: (780) 425-5800
Fax: (780) 426-1600
- Geotechnical Consultants:** **J.R. Paine**
17505 106 Avenue NW
Edmonton, AB T5S 1E7
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1.0 OBJECTIVE

The objective of these 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 homebuyers in achieving problem free construction.

Beaverbrook Communities and their designated consultants retain the full discretion to approve or disapprove any or all elements of a proposed development or structure. It is strongly recommended that all purchasers or builders obtain pre-approval for any proposed development. All Purchasers/Builders are advised to review this document in its entirety prior to completing any work on the lands.

2.0 ARCHITECTURAL THEME

The architectural theme 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 Upper Windermere. 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. The beauty of the natural landscape, the comforts of things familiar and the simplicity of times long past, this will be the character of Upper Windermere.

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 it's' 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 60% of the pocket width.

Upper Windermere provides 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)	
TYPE	Sq. Ft.
Bungalow	2,000
1 1/2 Storey	3,000
2 Storey	3,000

Bi level homes are restricted in this area at the discretion of the Architectural Consultant.

The minimum house width at the front elevation must be maximized to the building pocket for all lots. This requirement may be waived for homes on irregular or larger lots at the discretion of the consultant.

Homes incorporating a garage offset of more than 8' 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 SIDE YARD REQUIREMENTS

Notwithstanding the regulations of the Edmonton Zoning Bylaw 12800, the minimum Side Yard for all regular-shaped lots within this Stage shall be 1.8m each; and 1.2m each for pie-shaped lots.

6.0 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 2' of parged concrete will be permitted on all elevations of the homes with a maximum 12" of parging allowed on front elevations. Variation in grade and basement design may require exterior 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 with the general trend of the neighborhood, exceptions may be considered.

7.0 GARAGE/DRIVEWAY

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

Triple attached as a minimum, front drive garages are required 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 paver stones. Driveways should have organic shape with a maximum driveway width at the front property line of no more than the width of the garage. It is recommended that a smaller driveway width be provided and then expanding to the width of the garage. 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. Sample driveway location plans will be available for inspiration.

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 four Stockton glass panels is encouraged at the overhead door.

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. Corners of overhead door must be straight or curved. Angled corners will not be permitted.

8.0 IDENTICAL ELEVATIONS

Similar or approximately identical elevations must not be repeated within four (4) lots or directly across the street (XOABCX). To be considered different, an alternate elevation must reflect substantial modifications. Repetitive use of elevations will be monitored to ensure interesting streetscape.

9.0 EXTERIOR COLORS

Colors will be approved on an individual basis. Colors will be earth tone stucco only. The use of a third accent color is strongly encouraged. In keeping with the character of the neighborhood and in consideration of blended streetscapes, pastel colors are not permitted. Darker color palettes will dominate the streetscapes. Lighter colors may be used moderately in combination with darker palettes in contrast. **No vinyl siding will be allowed.**

10.0 CORNER LOTS

Houses on corner lots require special consideration. Flanking side elevation will have suitable front 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 roofline between floors, appropriate wall heights, window placement and detailing.

11.0 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'.

12.0 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. (Also see 10.0 for high visibility walkout lots).

13.0 ROOFING

To provide a unifying theme throughout the subdivision, the minimum roof pitch will be 7/12, with the exception of bungalowws which will require an 8/12 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:

Cedar Shakes
Unicrete Roof Tile (muted earth tone colors)
Decra Metal Roofing (shake profile in earth tone colors)

Please refer to the attached Appendix C for a complete list of acceptable roof materials and colors.

Roof overhangs will be proportionate to the design with suitable overhangs incorporated at all cantilevers, box-outs and bays. A minimum 24" overhang will generally be required for this area. A minimum 10" (ten inch) fascia is also required.

Chimneys and flues must be contained within a corbelled chase, finished in a style consistent with the home design.

14.0 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 400 square feet, will be required on the front of all homes.

The use of window and door surrounds will be a feature on all homes.

Entranceways will be covered at a level that encloses and protects the space at the first level or a height proportionate to the design.

A concrete entrance step to match the driveway is required.

Acceptable cladding materials include:

- brick, stone or shale in stacked application
- 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. (minimum 12 x 12). Columns and posts should include suitable step details at top and bottom.

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.

15.0 FENCING / LANDSCAPING / OTHER

15.1 Fencing

On lots backing onto the stormwater management facility, wood screen fencing will be permitted between the buildings only to the rear building line. It is the intent of this clause to ensure that all homeowners are provided with a clear vista to the rear of the property bordering the stormwater management facility. The balance of the fencing on these lots will be restricted to wrought iron or powder-coated steel, matching the subdivision fence as shown in Appendix "B".

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

All fencing shall be constructed consistent in design and color with the fencing style established for the community as shown in the attached Appendix A. The color of all wood fencing shall be "Monterey Grey", available through Cloverdale Paints.

15.2 Landscaping

It is the responsibility of the homeowner to landscape the front yard and rear yard. 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 Architectural Consultant.

The minimum landscape standard for all lots shall consist of sod, two trees and a prepared shrub bed containing at least six shrubs. In addition the rear yard of all high visibility lots will require sod and two additional trees. The minimum deciduous tree shall be 2" caliper, 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.).

15.3 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 (ie. 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.

15.3 Recreation/Commercial Vehicles and Satellite Dishes

No house trailer, recreation vehicle, trailer of any kind, truck, camper, boat, or other vehicle over 3/4 ton, farm machinery or any vehicle of any kind not functional or in a state of disrepair shall be parked, stored, placed or maintained on any lot in the Neighborhood.

No recreation vehicles or commercial vehicles in excess of ¾ ton capacity shall be parked on the driveway or in front of the house for more than 48 hours in any consecutive 72 hour period.

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 wall hung and mounted to ensure that they cannot be seen from the street or any Public Lands.

15.4 Dog Runs and Other Enclosures

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

16.0 INTERPRETATION

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

17.0 SITING

17.1 Consultant

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

17.2 City Regulations

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

17.3 Grading

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

17.4 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

18.0 SUBDIVISION APPEARANCE

18.1 Lot Inspection Report

Each Builder/Property Owner 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 within 7 days of purchasing the lot, otherwise costs for repairing any damages becomes the sole responsibility of the Purchaser. A copy of this report is attached hereto as Appendix D.

18.2 Signage

In order to maintain cohesiveness for signage within the subdivision, the only signage permitted within the community overall will be supplied by the Developer, i.e. all model signs, directional signs and general information signs. The only signage permitted to be erected by Builders on individual lots will be to indicate 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.

18.3 Excavation Material

All Builders/Property Owners 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.

18.4 Clean-Up

Builders/Property Owners 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 **mandatory**. Any general clean-up of the subdivision implemented by the Developer can and will be charged pro-rata to all builders. All construction sites are to be fenced with temporary chain link fencing.

18.5 Construction Access

The driveway location and any alternate access to the lot must be graveled immediately to eliminate the transfer of mud / dirt to road and sidewalk area.

In addition, fines will be payable for all contraventions of Beaverbrook Communities' Rules and Regulations.

19.0 APPROVAL PROCESS

Prior to building, the Builder/Property Owner inspects the lot and all services. All discrepancies or damage are to be reported in writing on the Lot Inspection Report with the application and a copy forwarded to the Developer. Refer to Section 17.1 of this document.

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 Surveys Ltd. at 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.

20.0 SECURITY DEPOSITS

19.1 Damage Deposits

A damage deposit in the amount of \$5,000.00 (per lot) is due upon purchase of the lot and 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

19.2 Damage Deposit Return Procedure (Interim Inspection)

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

Upon completion of construction, site works and landscaping, an interim 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 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
- Grading certificate for rough grade is provided with City approval

19.3 Landscaping Deposit

All landscaping must be completed, in accordance with the requirements, within six months of completion of the house (subject to seasonal limitations). To ensure compliance with the landscaping requirements, a \$5,000.00 landscaping security deposit must be paid upon purchase of the Lot and will be refunded upon confirmation of the satisfactory completion of the landscaping. Should the Landscaping Deposit not be requested to be returned within 36 months from the date of Architectural Approval, the Security Deposit will be forfeited.

19.4 Landscaping Deposit Return (Final Inspection)

1. Landscaping satisfactorily completed as per requirements.
2. Final Grade certificate and city approval of same from the City of Edmonton Drainage Branch.
3. Water Valve exposed and marked.
4. Sidewalks, street, lane, gutters and curbs cleaned.
5. Application made in writing to Windward Landtec Inc. (form attached).

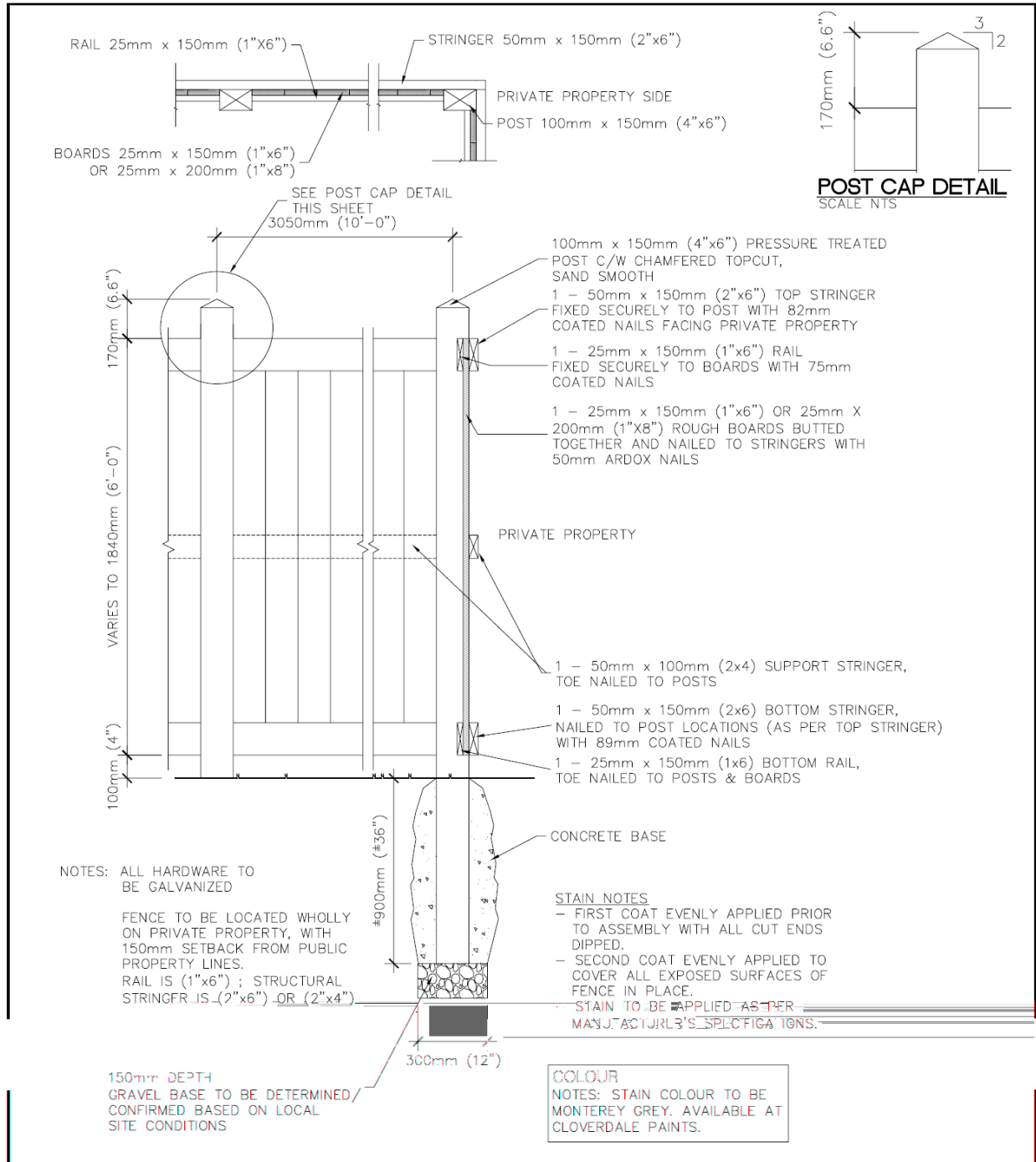
Upon completion of construction, site works and landscaping, a final inspection is done to ensure compliance with the architectural guidelines and to check for any damages to municipal improvements. The following items must be completed prior to a request for final inspection:

- 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 Final grade is provided with City approval

All landscaping must be completed, in accordance with the requirements, within six months of completion of the house (subject to seasonal limitations) to ensure compliance with the landscaping requirements.

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

APPENDIX A – WOOD SCREEN FENCING DETAIL



TITLE: **UPPER WINDERMERE**
WOOD SCREEN FENCE DETAIL



DRAWN BY: C.R.

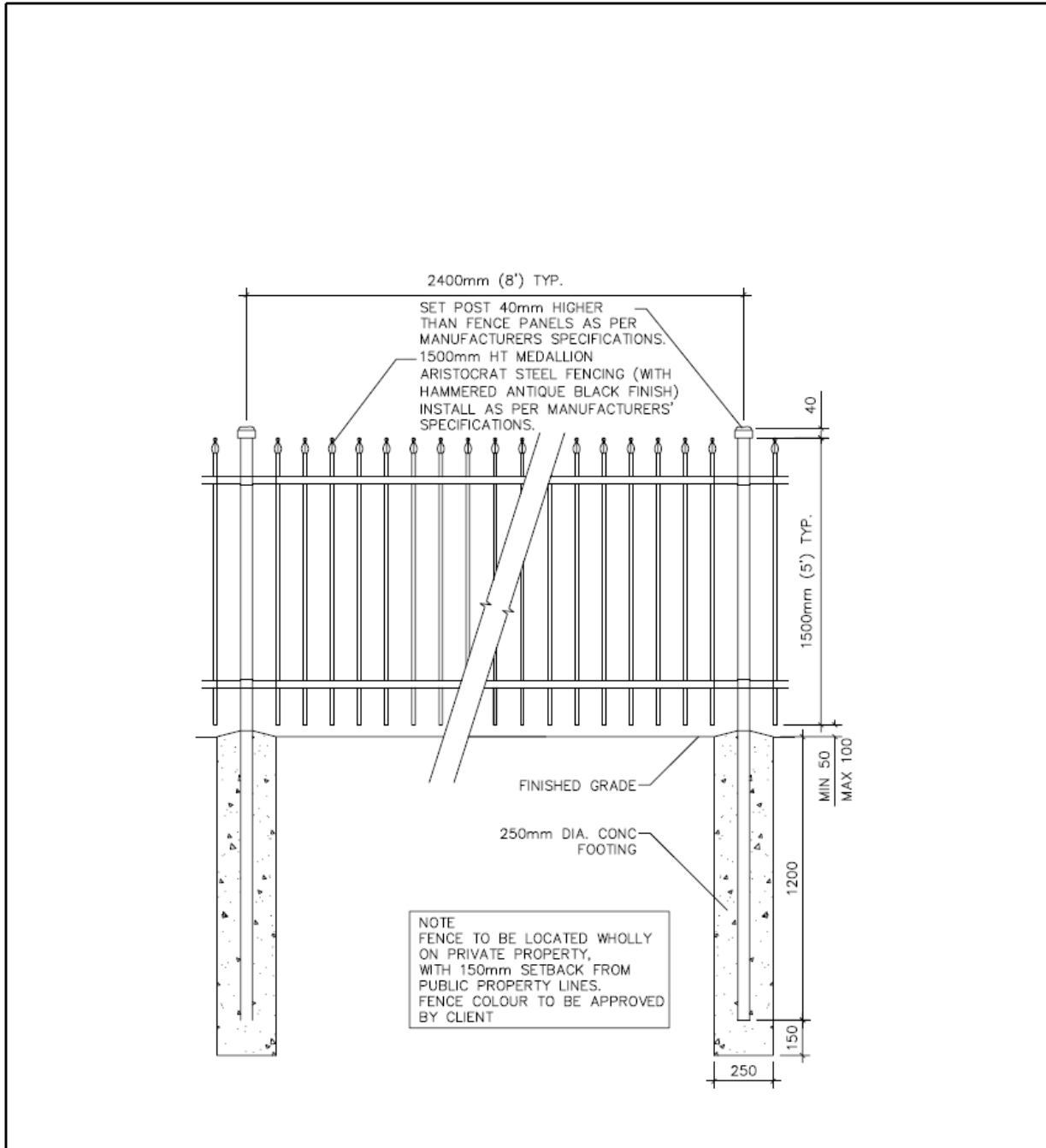
DATE: REVISED JUNE 22, 2010

SCALE: NTS



J:\pre-integration\old_\Engineering\12585\FENCE DETAIL.dwg

APPENDIX B – DECORATIVE STEEL FENCING DETAIL



	<p>TITLE: UPPER WINDERMERE DECORATIVE STEEL FENCE DETAIL</p>	
<p>DRAWN BY: C.R.</p>	<p>DATE: REVISED SEPT. 10, 2008</p>	<p>SCALE: NTS</p>

APPENDIX C – ROOFING MATERIALS AND COLOURS

Roofing Materials and Colours

All Upper Windermere homes will have the following roofing materials.

Decra	Shake Profile	Compatible colours reviewed on individual basis
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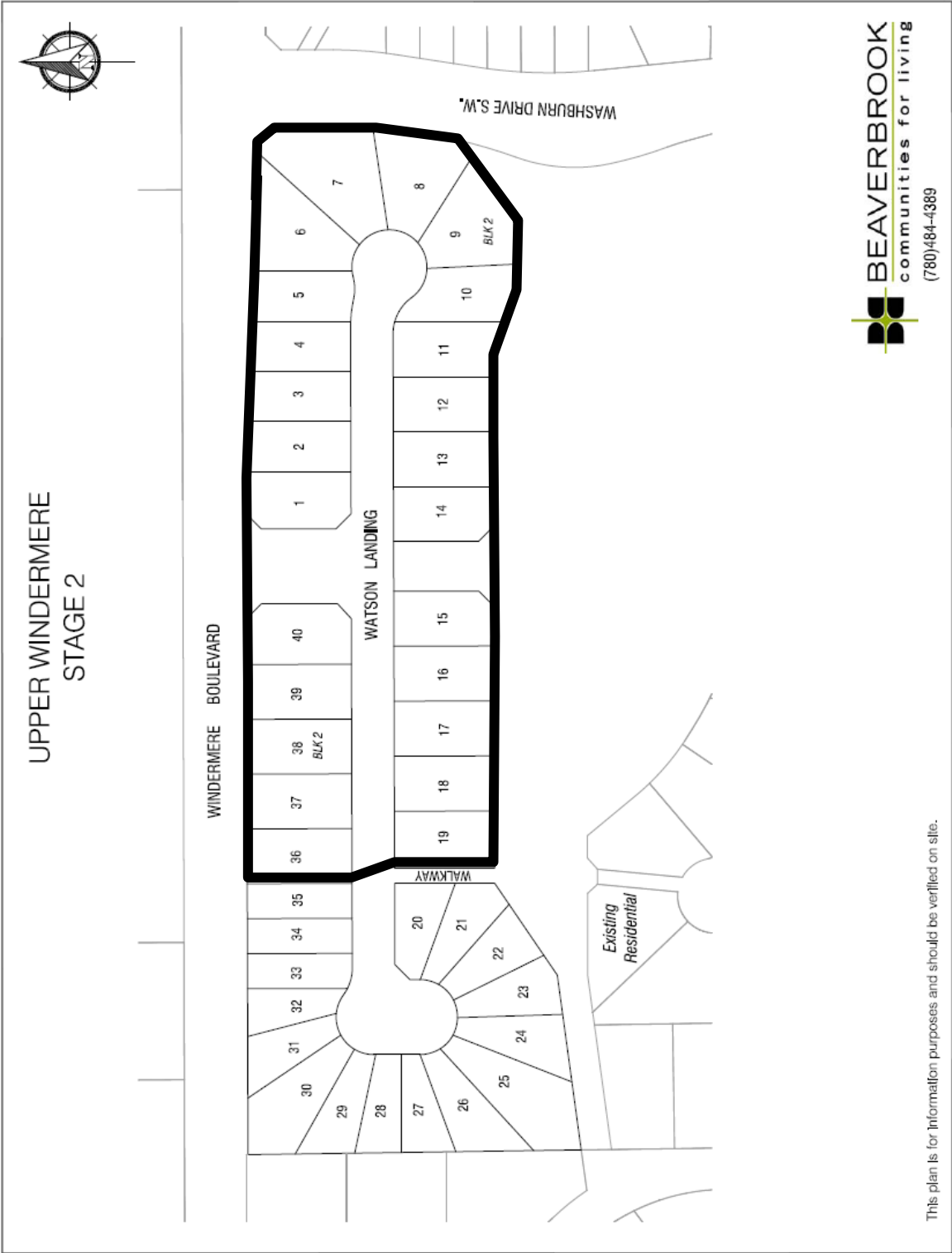
Unicrete Concrete Tiles	Shake Profile	Compatible colours reviewed on individual basis
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Cedar Shakes

Additional Colors and Manufacturers as approved by the Designated Consultant.

APPENDIX D – LOTS APPLICABLE TO ARCHITECTURAL GUIDELINES

BLOCK 2, LOTS 1-19 AND 36-40



This plan is for information purposes and should be verified on site.

APPENDIX E – 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 Upper Windermere

Builder/Purchaser _____

Lot _____

Block _____

Plan _____

INSPECTION OF MUNICIPAL IMPROVEMENTS

Sidewalk _____

Curb _____

Water Service Valve _____

Swale _____

Boulevard Landscaping _____

Light Standard/ Communication Pedestal _____

Comments _____
