

SPRUCE VILLAGE

ARCHITECTURAL GUIDELINES

STAGE 17

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OBJECTIVE

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. These guidelines may be altered, amended or varied by the BEAVERBROOK ARCHITECTURAL PANEL in its sole and absolute discretion

2.0 CONCEPT

Each unit should predominantly attempt to integrate into the overall look of the area. It is very important the relative heights, massing and style of each unit compliment its neighbor and the "look" of the subdivision. The objective is to provide the greatest possible latitude in exterior style and finish to permit the homeowner to own the home of their choice. Design creativity is encouraged within a framework that ensures compatible design character throughout the development.

3.0 DISPUTES

Individual concerns will be adjudicated by Beaverbrook, and their decision will be final.

4.0 HOUSE DESIGN

The primary thrust of these controls is geared towards the overall "streetscape" and curb appeal of this subdivision through attention to detail on the home entry and front elevation. The following design criteria will apply.

- a) Appropriate house styles will incorporate the elements and characteristics of the traditional designs of Craftsman, Prairie Victorian and Georgian. Building forms, roof lines, entrance treatments and detailing will reinforce the style.

The above styles are represented by graphic illustrations that may be obtained from the designated consultant.

- b) Lot specific information: building mass, exterior finish materials and colors.
- c) Site orientation: relationship to existing homes, garage placement, and

landscaping and site amenities.

5.0 CITY OF SPRUCE GROVE STANDARDS

Formal standards for development will be those as established in The City of Spruce Grove Land Use Bylaw. Conformity with these guidelines does not supersede the required approval process of The City of Spruce Grove. Note relevant plans regarding utilities and right-of-ways.

6.0 SITING OF HOUSE

The siting of all homes should be centered on the lot. The wider yards will enhance the landscaped area between houses.

7.0 MINIMUM HOUSE SIZES

All houses shall be a minimum exterior width of within 2'-0" of the building pocket width for each lot.

8.0 LOT GRADING

Lot grading is to conform to the latest approved subdivision grading plan. Do not grade to existing vacant lots or undeveloped land, but to the elevation provided. Final grade certificates must be prepared by a Surveyor and approved by the City of Spruce Grove Drainage Department showing that lot grades comply with the subdivision grading plan as a condition of refund of security deposit.

9.0 REPETITION

The same house elevation shall be separated by **TWO (2)** lots on the same street. The predominance of any particular model on a streetscape will not be allowed without significant changes to the elevation.

10.0 CORNER LOTS

Special attention must be paid to side elevations and side yard setbacks on all corner lots. The side elevations should have the same treatment, i.e. box outs, detailed battens, stone/brick, as the front elevation, as it is even more visible than the front elevation from the street. Two storey plans will be allowed on corner lots. The Architectural Consultant must approve side elevations on all corner lots.

11.0 ROOF LINES

The rooflines on any unit must be consistent and complimentary to the total house design. Roof pitches of a minimum of 6 in 12 are required. Some house types may require a steeper roof pitch to accommodate the streetscape.

12.0 MATERIALS

12.1 Roof Materials

Asphalt shingles in **IKO CAMBRIDGE- DRIFTWOOD** (or equivalent) are required. Minimum roof overhang is to be 24 inches except over a cantilever, bay or boxed out window where the minimum overhang required is 12 inches. The roof lines on any house must be consistent or complimentary to the total house design.

12.2 Primary Finish

Vinyl siding, stucco, brick or stone will be allowed. All stucco must be complimented with stucco detailing. The maximum height of parging is 2'-0" on all elevations. For bi-levels the maximum is 1'-0".

Brick or stone, a minimum of 150 sq.ft will be required for the front elevation. The full front of the garage at the front elevation must also be brick or stone and may be part of the required masonry amount. For example, if the brick is applied at the garage front, it must be extended the height of the garage including above the overhead door to create a panel effect. Brick applied as an accent will not be permitted.

Appropriate to the design, (ie Craftsman and Prairie) brick/stone may be substantially applied to no less than 75% of the wall height c/w soldier course or heavy trim at the top to achieve the minimum requirement. Ie 8' wall height will require brick installation height of 6". The minimum 150 sq ft must be adhered to and may be added to the return requirements.

12.3 Trim Materials

Mandatory Features:

Fascia boards are to be a minimum of 10". Decorative grill or muntin bars must be used on all windows facing the street including side

windows of bays and any window within 3 feet of the front corner.

All of the following items are mandatory:

- shadow boards (on front gable ends)
- battens / trims on front windows or openings
- shutters in combination with trims on front windows or openings

No false fronts shall be permitted unless the material utilized on the front elevation of the dwelling is either brick or stone.

The Developer requires the use of **two** colours. These colours can be used on the following:

- primary finish
- battens
- window trim

12.4 Appropriate Architectural Elements

a) Chimneys/Vents

All flues are to be boxed in with the same finish and detailing as the house. The flue should become an additional design element of the home.

b) Windows

- Windows must have a vertical orientation. Minimum ratio 2 wide: 3 high.
- Windows of minimum 2:3 proportion may be ganged if appropriate to the elevation.
- Transom windows are not required to conform to the minimum 2:3 proportion.
- Half circle or elliptical windows may be incorporated providing the scale is appropriate.

Window surround treatment should be consistent with the style of the home. Relatively simple surrounds are preferred. When using windows of a different size on the same elevation: repeat the size and proportion of individual panes of glass or repeat

the proportion of the window.

c) Doors

Simply detailed doors with geometric paneling are preferred. The style of the door, trim and/or crown should be consistent with what is appropriate to the style of the home. The front door should have a typical 9 lite window or a traditional 2 light window.

d) Verandahs / Porches / Entrance treatments

An emphasis on entrance treatments is a requirement. Such treatment must include front verandah a minimum of 5' deep. All verandahs or porches must be skirted on all sides and be accented with brick or stonework. In addition the verandah must be stained and or painted to match the trim or main colour of the home. Unfinished PWF wood will not be allowed.

12.5 Elevations/Detailing

All homes must incorporate additional detailing consistent with the architectural styling of the home.

All trim details and masonry details must be returned a minimum of 2' at side elevations.

Louvres and trim details must be consistent with the Heritage styling (details available). Where columns or posts are used on the front elevation, they are to be of substantial form and solid in appearance. Columns and posts should include suitable step details at the top and bottom.

The front garage shall not exceed 67% of the total width of the home.

The maximum setback differential between the front of the garage and the developed floor area above the attached garage shall not exceed 6' (1.8m)

The maximum setback differential between the garage doors and the front entrance of the home (not including the veranda or porch) is

2.5m (8.2') unless the Dwelling includes an architectural feature which extends the roof of the dwelling over the entry way, in line with the front wall of the second storey. Where there is no second storey, the feature shall adhere to the setback differential from the front garage wall of 8.2 Ft.

The Rear elevations of all homes backing onto park or major roadways will require wall opening of a number and size appropriate to the area of wall surface and suitable overhangs at cantilevers, box outs and bay windows. In addition, roof lines and decks will be required to prevent a three storey presence. An element of details is to be included on these elevations to match the front elevation and overall design.

12.6 Colours

All exterior colour schemes will be approved on a lot by lot basis. Colours may be duplicated on adjacent lots or directly across the street. The use of a third accent color is recommended. It is recommended that the third accent colour be incorporated with the front entry door to create a contrast and focal point of each home. Each colour scheme may require exact colour chips to be provided. 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. White and lighter cladding colors may be used moderately in combination with darker palettes in contrast.

12.7 Driveways and Garages

All homes must include a minimum front attached garage located in accordance with the garage location plan. Overhead doors shall be finished in the same color as the wall cladding. The height between the overhead door and the eave line should be kept to a minimum of 2'-0". Where the design exceeds this requirement special treatment is required. Front driveways and walkways may be constructed of concrete, including plain, stamped and colored concrete, colored concrete pavers and exposed or washed concrete. All lots must have a minimum of 2 hard surface parking stalls for off street parking. Where colored concrete or pavers are utilized, the color must be

expressly approved.

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 and or rear yard. A wider driveway may be considered if it can be demonstrated that it does not compromise drainage nor detract from the streetscape and landscaping standards.

An architectural series overhead door with the finishing touch hardware package is required. Sunburst or Panel patterns will not be permitted. It is recommended that the corners of the overhead door be straight or curved to represent the Heritage style.

The setback and development of all future accessory buildings will be in conformance to the City of Spruce Grove Land Use Bylaw.

13.0 LANDSCAPING AND FENCING

13.1 Landscaping

Two trees and sod are to be planted by the homeowner in the front yard. At least one additional landscape feature such as a shrub bed, flower bed, rock gardens, etc., is to be provided.

The trees are to be a minimum of 2" caliper for deciduous trees or 6' tall for evergreen trees. Measurement for caliper size will be taken 6" above ground. Smaller sizes will not be accepted.

Landscaping is to be completed within 12 months of completion of the house or when weather permits. To insure compliance with the landscaping requirements, a \$5,000 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 Fencing

Fencing in "**Spruce Village**" is to be coordinated in both design and colour, and must be constructed according to the perimeter installed Developers Fence. The approved colour is **Grange Green** provided by Cloverdale Paints. However, lots backing onto green space will be required to have the subdivision black chain link fence as a rear fence.

14.0 SUBDIVISION APPEARANCE

14.1 Signage

Signage will be allowed on a builder's lot only; no home builder or contractor signage will be allowed on medians or boulevards.

14.2 Excavation Material

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

14.3 Clean-Up

Builders should encourage timely removal by all sub trades of litter on building sites. Builders found negligent will be back charged for clean up carried out by the Developer. Supply of bins by the builder is **MANDATORY**. Any general clean-up of the subdivision initiated by Beaverbrook can and will be charged pro-rata to all builders.

15.0 OTHER IMPORTANT GUIDELINES

15.1 Damages

The cost of repairs due to builder damages to existing features and utilities will be billed to the builder or deducted from the builder's security deposit and the builder will be invoiced for damages beyond what the security deposit covers. **Builders must pre-inspect their lot for damages to services, walks or curbs and list any damages in writing to Beaverbrook Spruce Grove Ltd.**

15.2 Sump Pumps

Weeping tiles should NOT be connected to the sanitary sewer. Weeping tiles should drain to a sump pump and the flows will be discharged to the surface by means of a sump pump. This configuration should comply with Municipal and Provincial standards.

15.3 Downspouts

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

15.4 Retaining Walls

The builder or homeowner is responsible for any retaining walls required.

15.5 Footing Elevations

Builders are responsible for inspecting footing elevations.

16.0 APPROVAL PROCESS

16.1 Submissions

An application must be submitted to the designated consultant as follows:

- a) Completed and signed application form
 - b) Two complete sets of plans and elevations drawn at 1/4" = 1' scale or the metric equivalent
 - c) Two copies of the plot plan with grade elevations as prepared by the designated surveyor
- d) colour/product samples if required

A copy of the application form and marked up set of plans shall be made available to the builder. The original application form and one set of similarly marked prints will be kept for future reference.

Any changes by the builder from approved plans must be submitted to the Developer or its Designated Design Consultant and approved in writing. Incomplete applications cannot be processed. An application is deemed to be received on the date that it is complete in its entirety.

Please forward submissions to:

WINDWARD LANDTEC INC.
12128 - 121A Street
Edmonton, Alberta
T5L 0A4

Phone: (780) 454-6799

Fax: (780) 454-6896

1.1 Damage Deposit

A damage deposit or Letter of Credit in the amount of \$5,000.00 (regardless of the number of lots) is due prior to house plan and grade approval to cover. A LOT INSPECTION REPORT must be completed and returned to Beaverbrook within seven (7) days of lot purchase or any and all lot damages will be assessed to the purchaser.

1. Contravention of architectural controls

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

1.2 Release Of Damage / Security Deposit

The Developer must be in receipt of the following:

- rough grading and final grading approval from The City of Spruce Grove
- written request for release accompanied by lot grading certificate
- final inspection report by design consultant outlining as-built conformance with the guidelines and house plan approval
- final inspection by designated Design Consultant for report of damages to municipal improvements
- inspection of the completion of all landscaping requirements

