



Executive Bungalow Architectural Guidelines

August 25, 2014

Stage 7A
Executive Bungalows
Block 15, Lots 1-16

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1.0 Purpose of Guidelines

These guidelines have been created to assist the builder with the design of his home and to ensure the quality and esthetic of the neighbourhood is visually cohesive, and the overall neighbourhood vision is maintained. The goal is to protect the interests of all who reside at ONE at Windermere and more importantly the investment of each homeowner.

Beaverbrook Communities and its 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 Approval Process

Submissions

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

- a) One complete set of house plans; $\frac{1}{4}"$ or $\frac{3}{16}" = 1'$
- b) Two copies of the plot plan, prepared by Pals Surveys, 1:300, showing lot house grades and drainage pattern, floor and garage elevations; and
- c) 1 completed application form
- d) Material and colour samples as required
- d) Electronic submissions are recommended

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
Email: info@windwardlandtec.com
www.windwardlandtec.com

2.1 Security Deposit

The security deposit covers:

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

A LOT INSPECTION REPORT attached as “Schedule I” must be completed and returned to Beaverbrook Communities within seven (7) days of lot purchase or any and all lot damages will be assessed to the purchaser.

2.2 Release of Security Deposit

The Developer must be in receipt of the following:

- Written request for release accompanied by final grade certificate approval from The City of Edmonton
- Final inspection report by design consultant outlining as-built conformance with the guidelines and house plan approval
- Final inspection of damages to municipal improvements
- Inspection of all landscaping requirements by design consultant

Damage Deposits will not be released until all applicable Final Acceptance Certificates from the municipality have been received by the Developer

2.3 Disputes

Individual concerns will be adjudicated by Beaverbrook Rivers Edge Ltd., and its decision will be final.

3.0 Design Guidelines

3.1 Design Vision of ONE at Windermere

The design vision for ONE at Windermere represents a contemporary modern esthetic. This is achieved by using materials, colours and forms that create a sense of modern urban living, in a unique suburban environment. The contemporary vision for the individual house facades will be achieved through simple forms and well-proportioned elements combined with a controlled use of materials and colours as indicated by the images below. These two forms are referred to in these Design Guidelines as Prairie Modern and Contemporary Modern.

By following this guideline the homeowner will find a varied palette of materials, textures, colours and design elements to create his own personalized home.



Prairie Modern

Contemporary Modern



3.2 Facade Design

Objectives:

- Ensure the homes are modern in esthetic and form by using modern design features and materials, and excluding traditional elements and decoration.
- Utilize traditional and modern materials in non-traditional, creative applications.
- Create a well-defined, balanced, and inviting front facade that connects the home to the surrounding landscape and street interface.
- Create an inviting entrance by utilizing the front step material and form to complement the overall facade and front door arrangement.
- Incorporate the design features to enhance the facades that have high visibility from park areas, storm ponds, greenbelts, and corner lots.

Controls:

- Each home must have a visible front entry that faces the street.
- Homes on corner lots must incorporate the design guidelines to both faces of the facade that front each street, and the rear elevation will also require detailing and trim to match.
- All homes must incorporate the design guidelines to all rear building facades.
- Each home must incorporate Primary and Secondary Design Feature into the design of each facade or building face deemed highly visible by the Architectural Review Consultant.

3.3 Design Features

3.4 Roofs

Objectives:

- To encourage simple, functional, and well-proportioned roof lines to enhance the overall design of facade and entire home.
- To encourage a range of contemporary roof lines within the streetscape to create an interesting and unique development.

Controls:

- The Modern Contemporary design permits shed roofs and barreled or simulated barreled roof lines.
- The Prairie Modern theme roof design is limited to a hip or cottage roof throughout the design.
- Flat roofs will be accepted.
- All visible roof pitches must be 2:12 to 4:12 for both Prairie Modern and Modern Contemporary.
- Roof eave overhangs must be a minimum of 30" for Prairie Modern and must be a minimum of 24" for Contemporary Modern. It is recommended where possible to provide a larger overhang to meet the style.
- Roofs must utilize one of the materials and approved colours as listed in the Materials and Colours Chart.
- Terra cotta and clay tile roofs are not permitted.
- Domes, turrets, or spires are not permitted.
- All eaves, soffits and fascia must be a minimum of 10" and complement the roof and the overall facade of the home.
- Fascia and soffit must be prefinished metal or hardi/smart board.
- Soffit may be sealed wood or longboard soffit.
- Other roof pitches/designs may be accepted should they meet the intent of the style subject to the Architectural Consultant's approval.

3.5 Chimney

Objective:

- To encourage materials and form to complement the front or highly visible facade design.

Control:

- Material and forms used to create the chimney must reflect the Contemporary Modern or Prairie Modern form in material and detail.

3.6 Garage Doors

Objectives:

- To allow for a variety of creative garage doors that fit within the Contemporary Modern and Prairie Modern design themes. Please refer to the Contemporary Modern and Prairie Modern Design Process graphics for more information.
- To use the garage door as a design element to add visual interest to the front facade of the home.

Control:

- Garage doors must complement the overall facade of the home.
- Traditional panelized or barn door replicas of garage doors will not be permitted for either design theme.
- The colour and material of the garage door must complement the front facade design.
- The Architectural Review Consultant may approve a garage door design, material, or colour not listed within these guidelines should they meet the design intent of the housing style.

3.7 Windows

Objectives:

- To allow for a variety of creative window design that fits within the Contemporary Modern and Prairie Modern design themes. Please refer to the Contemporary Modern and Prairie Modern Design Process graphics for more information.
- To encourage well-proportioned window placement to enhance the overall facade design.
- To achieve a high level of street interface by utilizing interesting window design.

Control:

- Traditional muntin and mullion arrangements throughout the entire window panel will not be permitted for the Modern Contemporary or Prairie Modern design themes.
- Traditional muntin and mullion arrangements to the top third of the window will be permitted for the Prairie Modern and Contemporary Modern design theme.
- Window frames must be complementary in colour to the overall selected design theme of Prairie Modern and Contemporary Modern. Black, grey or aluminum windows are required for the Contemporary Modern style.
- White window frames will not be permitted on prairie elevations unless it can be shown that they are required to complement the overall design of the facade.
- No half round, quarter round, or palladium window styles will be permitted.
- The Architectural Review Consultant may approve a window design or colour not listed within these guidelines.

3.8 Primary and Secondary Design Features

Objectives:

- To promote a variety of design features to add visual interest and functionality to each home such as entry canopies and pergolas, front step to planter interface, feature screens, sun shades, house address identification, exterior light fixtures and similar visual interest items that may be approved by the Architectural Review Consultant. Please refer to the Design Process Graphic, for more information.

Control:

- Creative front steps that enhance the overall design of the front facade will be encouraged.
- Alternate Primary Design and Secondary Design Features not listed here may be approved at the discretion of the Architectural Review Consultant.
- Each dwelling should include multiple primary and secondary design features as listed below. Please see Design Guidelines reference graphic on Page 20 and 21.

Primary Design Feature

- Central Feature
- Entry feature
- Wing Wall(Contemporary Modern) or Garage Feature(Prairie Modern)

Secondary Design Feature

Prairie Modern

- Central Background Feature
- Chimney Feature
- Entry Planter
- Dropped Soffit Feature
- Horizontal Banding Feature

Contemporary Modern

- Framing Accent
- Screening Feature
- Entry Planter
- Street side Deck
- Background Accent Feature
- Precast front steps must be of exposed aggregate finish. Wood steps will not be permitted.

- All materials used to construct design features must be complementary in colour and form to the overall design of the front facade.
- Ornamentation must be contemporary in design and complement the home. No historical styles or details will be permitted e.g. (arches, decorative columns, animal ornaments, intricate mouldings etc.)

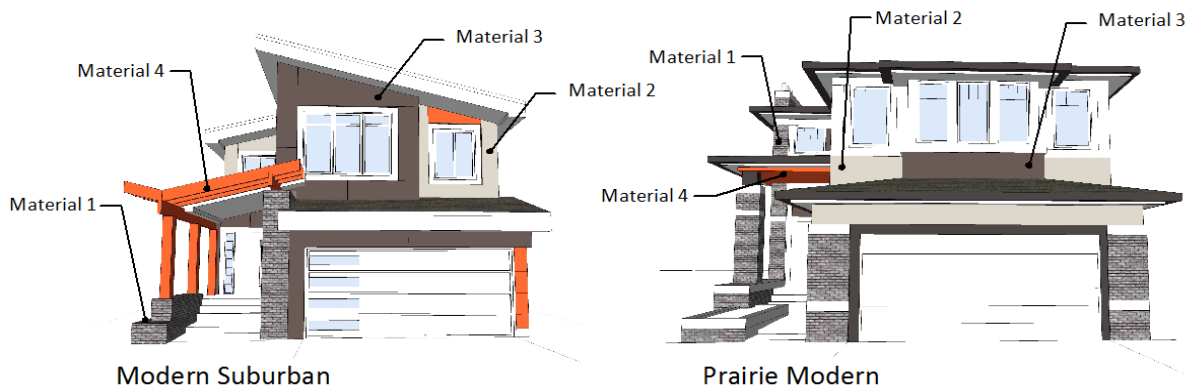
3.9 Materials

Objectives:

- To encourage the use materials with proper scale and proportion to create an interesting modern facade.
- To promote the controlled variety of the neighbourhood esthetic .

Controls:

- Please refer to the Materials Chart for approved material selections.
- Unacceptable Wall Materials
 - Raw wood siding
 - Wood shakes
 - Vinyl Siding
 - Hardie board siding; hardie board panels are acceptable
 - Stone is limited to an accent material comprising no more than 25% of the front façade.
- Exterior walls that do not make up a front facade must be designed with complementary materials and colours.
- A combination of approved complementary materials and colours must be used to all walls that face a street or are classified as high visibility. A maximum of 4 materials may be used per wall face.
- Alternate Materials not listed here may be approved at the discretion of the Architectural Review Consultant
- The facade may be composed of a recommended maximum of 75 % of any one material.
- No facade may be comprised of 100% material.
- Any accent material may only comprise a recommended maximum of 5% of the front or highly visible facade.



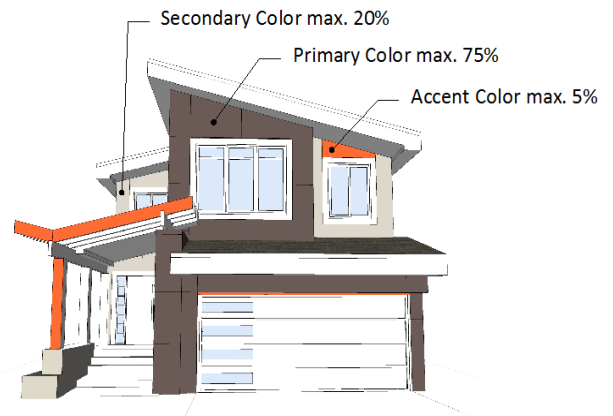
3.10 Colours

Objectives:

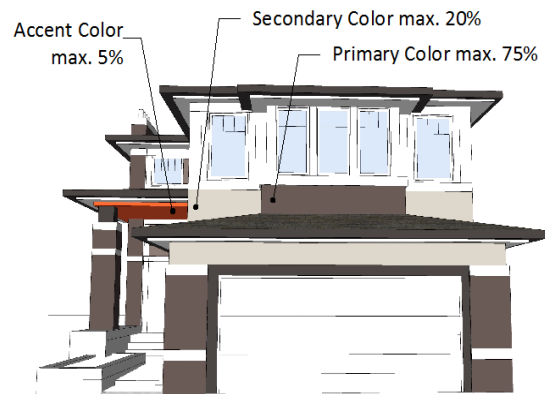
- To promote a controlled variety of colours that complements each home and fit within the context of the block and the neighbourhood.

Control:

- Please refer to the Colour Chart for approved colour selections.
- Overly bright or fluorescent colours will not be approved.
- Accent colours are to be a maximum of 5% of the front facade of the home.
- The facade may be composed of a maximum of 75% of any one colour.
- The secondary colour may be comprised of a maximum of 20%.
- No facade may be comprised of 100% colour.
- Percentages are a guideline only. Alternative arrangements may be considered subject to the Design Consultants Approval.
- The front facade will be limited to 4 colours.
- All colour schemes must be approved by the Architectural Design Consultant.

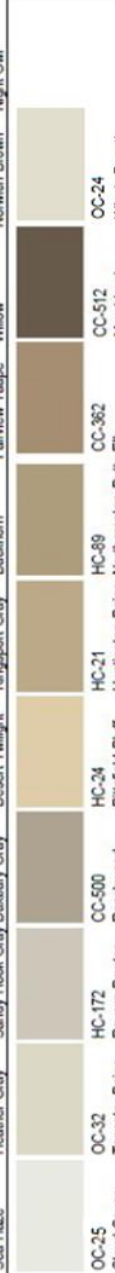
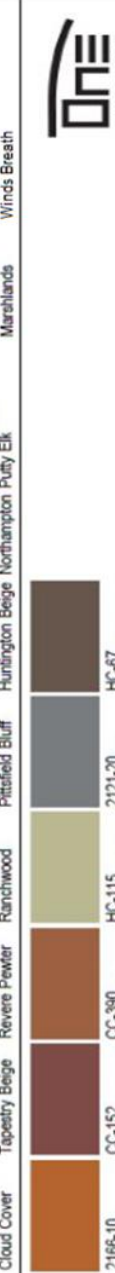
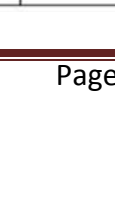


Modern Suburban



Prairie Modern

3.11 Materials and Colours Chart

Approved Materials/Profiles/Textures and Colors				
Design Component	Asphalt Shingle	Metal Roofing	Slate	
Roof Material	IKO Asphalt Shingle or similar. Approved Colors: - Charcoal Grey - Dual Black - Driftwood	Vicwest or similar. Profile: Vicwest Ultra/Vic or similar. Approved Colors: - QC 16068 Black - QC 16072 Charcoal - QC 16077 Cocoa Brown	TruSlate or similar. Approved Colors: - Onyx Black - Eco Green - Greystone - Mystic Grey	NOTE: The Architectural Review Consultant may consider and approve a material, color, profile, or texture not listed here. Such materials and colors may be approved based on their merit and design use.
Wall Material	Stone	Brick	Vinyl Siding	Cementitious Board
	Eldorado Stone or similar. Approved Colors: - Dark Rundle stacked stone - Olympic stacked stone - Banff Springs cliffstone Cultured Stone or similar. Approved Colors: - Black Rundle Alpine ledge stone - Black Mountain Alpine ledge stone - Aspen Country ledge stone - Bucks Country ledge stone	IXL or similar. Approved Colors: - Small IXL 126 Grayburn Smooth - Small IXL 151 Sable Smooth - Small IXL 209 Russet Grainlex - Small IXL 213 Chocolate Brown Grainlex - Small IXL 219 Charcoal Grainlex - Small IXL 223 Laurentian Grey Grainlex - Small IXL 274 Victoria Grey Grainlex	Certainteed Monogram 46 or similar. Approved Colors: - Granite Gray - Spruce - Heartstone - Barn Red - Pacific Blue - Sable Brown - Canyon Blend - Timber Blend - Weathered Blend	James Hardie Siding Products or similar. Approved Colors: - Evening Blue - Monterey Taupe - Timber Bark - Mountain Sage - Khaki Brown - Traditional Red - Iron Grey - Chestnut Brown
	Stucco	Metal Cladding	Composite Timber Board	
	Acrylic Stucco Approved Colors: see approved color palette for color choices Approved Textures: - Fine Sand Float - Medium Sand Float	Vicwest or similar. Profile: Vicwest 7/8" Corrugated CL988, AD 300, or similar as approved the Architectural Review Consultant. Approved Colors: - QC 16066 Tile Red - QC 16072 Charcoal - QC 16071 Stone Grey - AZ 150 Galvalume	Parklex or similar. Approved Colors: - Ambar - Rubi - Copper - Onix - Antra	
Color Palette				
Primary Colors				
Secondary Colors				
Accent Colors				

3.12 House Address Identification

House address identification must be graphically complementary in scale, colour and material to the overall design of the front facade. Please refer to the Contemporary Modern and Prairie Modern Design Process Graphics for more information.

House address identification is to be supplied and installed by the builder.

4.0 House Size

All homes in this designated area shall be single detached homes designed as bungalows or one-storey homes. A loft may be provided but is subject to the discretion of the architectural consultant.

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. As a maximum, the garage frontage may not be more than 70% of the pocket width. Proposals that exceed 70% garage frontage are subject to the discretion of the architectural consultant, and will be reviewed on a case-by-case basis.

ONE at 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 neighbourhood.

SIZES (Single Family Homes)	
TYPE	Sq. Ft.
Bungalow	1,700

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 4' 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 neighbourhood, 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 1.2m.

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 the treatment of exposed concrete foundation walls. A maximum of 2' of parged concrete will be permitted on all side and rear elevations of the homes with a maximum 1' of parging allowed on front elevations. 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 3 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 neighbourhood, exceptions may be considered.

6.1 Driveways and Garages

Double attached as a minimum, front-drive or side-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 constructed of exposed aggregate concrete, stamped and coloured concrete, or coloured concrete pavers. Where coloured concrete or pavers are utilized, the colour must be expressly approved.

Driveways should have an 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 expand 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 height of 18" must be maintained between the overhead garage door and the eave line.

Where the height exceeds 18", special detailing may be required.

7.0 Landscape Guidelines

Owners must comply with standards for landscape development contained in the City of Edmonton Land Use Bylaw. Landscaping of the unit must be completed within twelve (12) months from substantial completion of dwelling construction.

7.1 Landscaping

It is the responsibility of the builder 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 point parallel with the rear property line.

A preliminary landscape concept is required as part of the interim approval submission to the architectural consultant.

At a minimum, two trees and a prepared shrub bed containing at least 6 shrubs at a minimum 2' height or spread. Full sod in the front yard to the curb is also required. A prepared bed is defined by edging (landscaping vinyl, brick, concrete, etc.) with wood chip mulch or ground cover.

Low maintenance, low water use landscaping in the front yard will be considered, but will require 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. At a minimum, the front yard must maintain 50% sod cover.

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.

The builder is encouraged to take into account the visibility of the rear homes backing onto the pathway and incorporate landscaping within the rear yards of these homes to a higher standard.

Landscaping is to be completed within 12 months of completion of the house or when weather permits.

7.2 Fencing

Objective:

To ensure fencing is contemporary and consistent with the Design Vision for the community.

Fencing is required at both the rear and side property lines of each lot, and is the responsibility of the builder.

Fencing in "ONE" is to be coordinated in both design and colour, and must be constructed according to the details attached in "Schedule II" for six foot high wood screen fence on side and rear yards. The approved colour is Golden Brown Semi-Transparent Stain. Fences forward of the front of the house are not permitted.

Lots 1-7 of Block 15 will be required to have the subdivision black ornamental metal fence attached in "Schedule III" as a rear fence. Lot 8 of Block 15 will be required to have the subdivision black ornamental metal fence on the north portion of the rear yard and on the east side yard. On Lots 1-7, wood screen fencing will be permitted between the buildings only. The balance of fencing on these lots from the point of the side property line parallel to the rear wall of the house to the rear property line will be restricted to black ornamental metal fence, consistent with the subdivision fence at the rear property line attached as "Schedule III".

7.3 Front Walks

Front walks shall be constructed of exposed aggregate concrete, stamped and coloured concrete or coloured concrete pavers. Where coloured concrete or pavers are utilized, the colour must be expressly approved by the design consultant.

Front walks shall be a minimum of 914mm (36") wide.

8.0 Facade Repetition within the Streetscape

Objectives:

An overall style and theme can be created for the Executive Bungalow area, however individual homes must have some architectural details that create originality and distinction.

Control:

Similar elevations will be permitted on adjacent lots.

The builder for this area should prepare an overall site plan and preliminary house elevations for discussion that illustrates the architectural theme and concept and design principles for the area as a whole, based on the requirements enclosed in this document. This should be discussed with the architectural consultant on a preliminary basis prior to designing all of the individual homes. This preliminary information will be used as the foundation for preparing the detailed home designs and subsequent architectural approval of individual units.

9.0 Subdivision Appearance

9.1 Signage

In order to maintain cohesiveness for signage within the subdivision, all signage will be supplied by the Developer. Builder signage will be allowed on a builder's lot only; no home builder or contractor signage will be allowed on medians or boulevards. The maximum size of a builder's sign is 24" x 32".

9.2 Excavation Material

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

9.3 Clean-Up

Builders should encourage timely removal by all subtrades 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 initiated by Beaverbrook Communities can and will be charged pro-rata to all builders.

10.0 Other Important Guidelines

10.1 Sump Pumps

All sump pump discharge must be connected to the storm sewer system. 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 storm sewer system by means of a sump pump. This configuration should comply with municipal and provincial standards.

10.2 Downspouts

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

10.3 Roof Leader Requirements

The builder should refer to the approved engineering drawings to determine any roof leader requirements.

11.0 Environmental Performance, Utilities and Services

ONE at Windermere represents a unique development in the City of Edmonton that values and promotes sustainable design. In order to succeed with this initiative, a commitment from the builders and the homeowners is required.

An 'Energuide' rating of 80 or higher represents a standard that all builders and owners will be encouraged to attain.

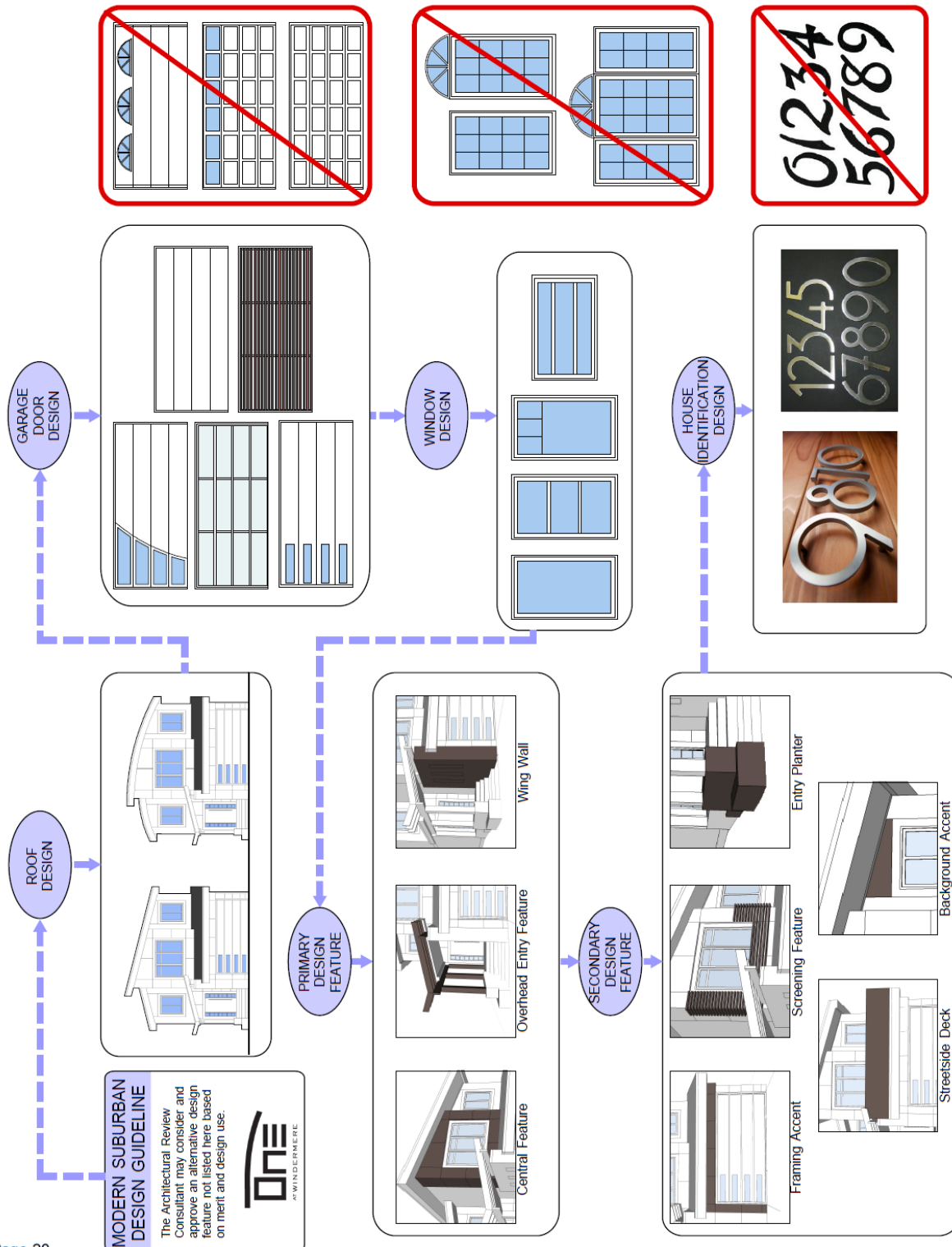
Solar Panels are encouraged within the development. The placement of the panels will be reviewed to ensure thoughtful positioning with neighbouring homes in mind.

12.0 Recreational Vehicles

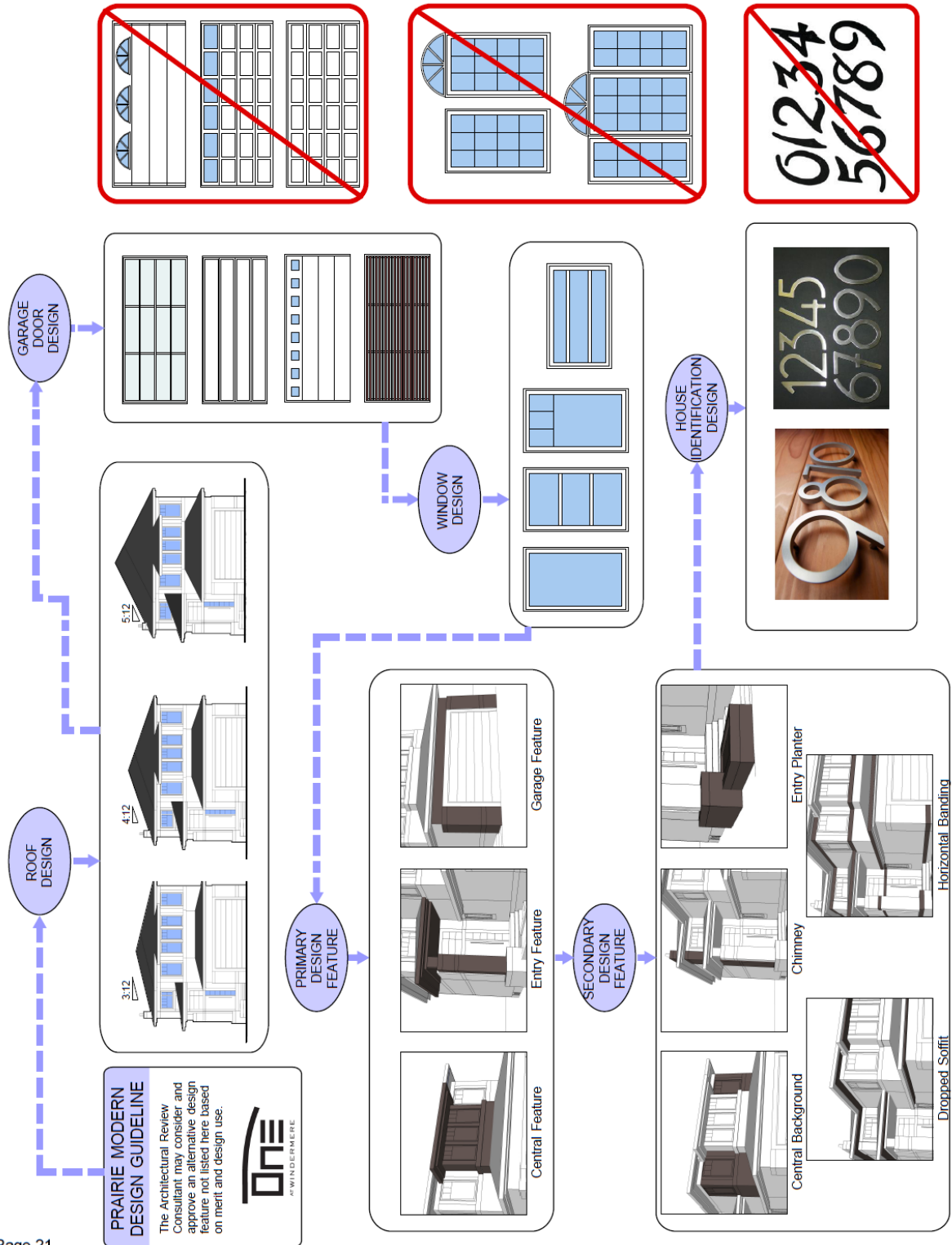
Recreational vehicles may not be parked in front of any residence for longer than 72 hours.

Satellite dishes or antennas must not be visible from the street and must be screened from view.

13.0 Modern Suburban Design Guideline



14.0 Prairie Modern Design Guideline



"Schedule I"



LOT INSPECTION REPORT

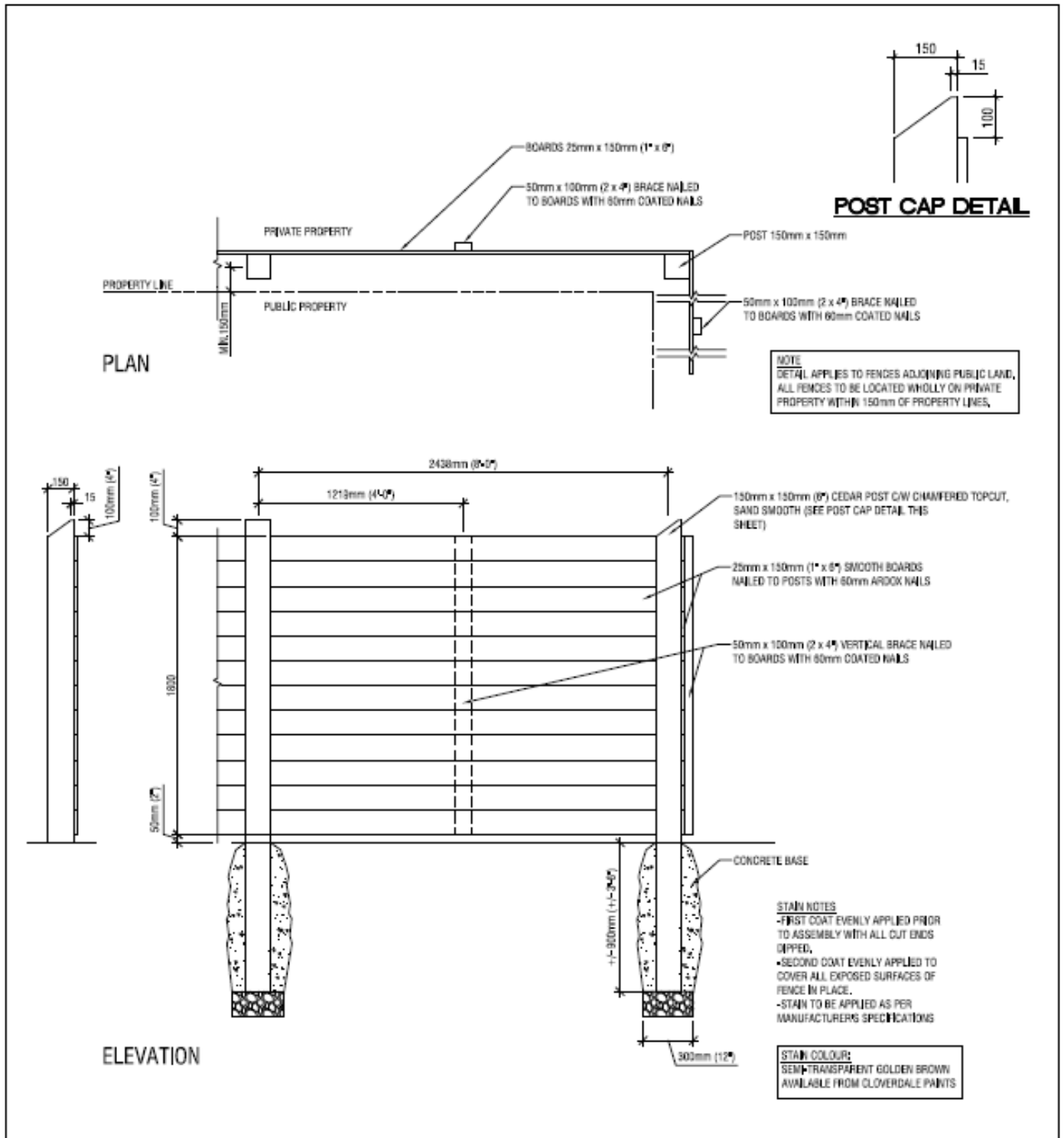
This lot Inspection Report is to be completed and faxed to Beaverbrook Communities @ 780.484.5397 or emailed to info@beaverbrook.com within SEVEN (7) days of lot purchase.

Date of Inspection	_____
Subdivision	ONE at Windermere
Builder/Purchaser	_____
Lot	_____
Block	_____
Plan	_____

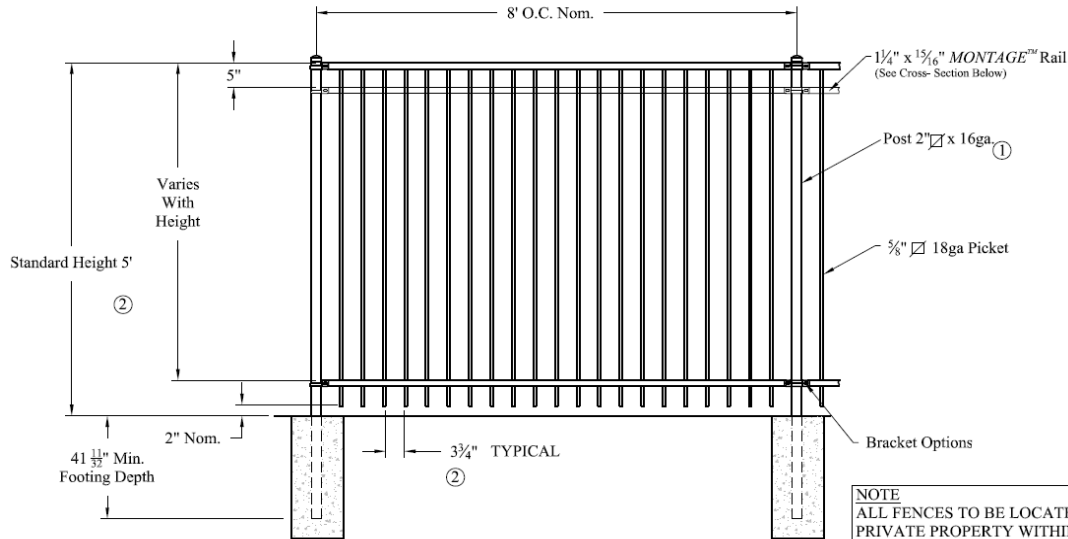
INSPECTION OF MUNICIPAL IMPROVEMENTS

Sidewalk	_____
Curb	_____
Water Service Valve	_____
Swale	_____
Boulevard Landscaping	_____
Light Standard/ Communication Pedestal	_____
Comments	_____

"Schedule II"



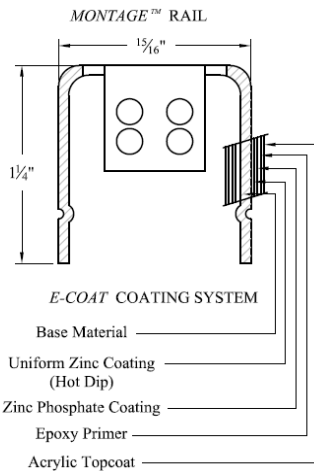
"Schedule III"



NOTES:

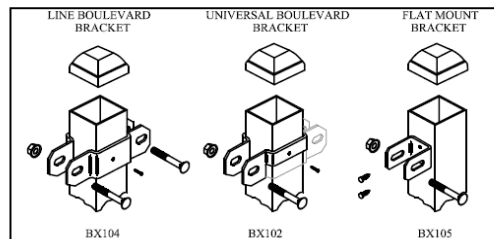
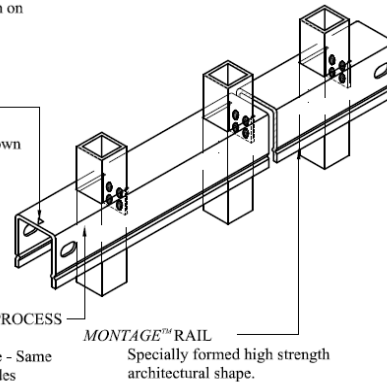
- 1.) Post size depends on fence height and wind loads. See MONTAGE™ specifications for post sizing chart.
- 2.) Available in 3" air space and/or Flush Bottom on most heights.

NOTE
ALL FENCES TO BE LOCATED WHOLLY ON PRIVATE PROPERTY WITHIN 150mm OF PROPERTY LINES.



RAKING DIRECTIONAL ARROW
Welded panel can be raked 45° over 8' with arrow pointing down grade.

PROFUSION™ WELDING PROCESS
No exposed welds, Good Neighbor profile - Same appearance on both sides



Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

MONTAGE MAJESTIC 2/3-RAIL



AMERISTAR®

1555 N. Mingo
Tulsa, OK 74116
1-888-333-3422
www.ameristarfence.com