



STAGE 5

ARCHITECTURAL & LANDSCAPING GUIDELINES

WEST HAVEN ARCHITECTURAL AND LANDSCAPING GUIDELINES

This document outlines the Design Guidelines for West Haven, a comprehensively planned community in Leduc.

These design guidelines will direct home owners, designers and builders to maintain appropriate building designs and landscaping requirements. These guidelines act as a means to protect your investment, while providing the flexibility to customize your new home.

Each house plan will be reviewed in terms of their adherence to guidelines, and the developer may require some modification to house plans and/or specifications when necessary to complement the topography, and lot characteristics and the overall objectives of the community design guidelines.

1.0 Design Guidelines and Objectives:

There are two primary objectives of the architectural and landscaping guidelines.

1.1 The Overall Community Image

Ensuring an attractive streetscape and integrated subdivision that provides a uniform design appropriate to the setting.

1.2 The Quality of the Community

These guidelines provide a standard that is required to meet the developer's vision of a comprehensive planned community.

There are three (3) distinct products in West Haven: R-1E (single family with detached rear access garage), R-1D (single family with attached front garage), and R-2M(S) (Duplex with attached front garage). Each product has specific guideline requirements regarding exterior finishes and driveways, walkways, garages and landscaping. All plans are subject to approval by the Developer and/or their designated Design Consultant – Windward Landtec Inc.

2.0 City of Leduc Standards:

All developments shall comply with the City of Leduc Land Use Bylaw. Conformity with these design guidelines does not supersede the required approval process of the City of Leduc.

3.0 Building Massing and Siting:

3.1 Setbacks

Building massing and siting shall reflect careful consideration of the lot characteristics, relationship to the topography of neighbouring lot, orientation and overall streetscape.

3.2 Siting and Site Coverage

All houses shall be a minimum exterior width of 90% (including cantilevers) but not less than 80% of the building pocket of each lot. Siting may be adjusted on a lot to lot basis to enhance the streetscape. The siting of homes which take maximum advantage of lot widths is strongly encouraged.

3.3 Massing

Houses built on corner lots must have special exterior design on the flankage (street) side of the home. The flankage exterior elevation must display an appropriate use of the design elements featured elsewhere on the house. Low profile houses are preferred on corner lots. Other model types will be considered if adequate exterior detailing and wall relief is provided.

3.4 Lot Grading

Lot grading is to be consistent with the approved subdivision grading plan. Models that absorb grade differences within the building are encouraged to minimize grade differences. All plot plans and stake outs must be done by the designated surveyor.

Please contact: Pals Surveys & Associates Ltd.
10704 – 175 Street, Edmonton, Alberta
Tel: (780) 455-3177 Fax: (780) 481-1301

This procedure is intended to provide consistency in establishing building elevations throughout the subdivision.

The Purchaser shall be responsible for meeting the required elevations and ensuring proper drainage in compliance with the grading plan.

4.0 Materials and Colours:

4.1 Roof Materials

Roof shingle colour is to be Brown, Gray, or Black tones (minimum 25 years) asphalt shingle.

Minimum roof pitch shall be 5/12. Exception to the requirement may be granted in consideration of overall treatment and height of the specific house.

Roof overhangs on bay and box outs on visible elevations such as fronts and corners will be determined by the developer and/or the designated Design Consultant – Windward Landtec Inc.

All roof vents and stacks are to be at back of the house where possible.

Fascia to be a minimum of 6 inches.

4.2 Streetscape Requirements

Major design elements utilized must be incorporated over all exterior elevations.

Similar house types must not be side by side unless exterior elevations are distinctly different. To be different means that there is a significant change in features such as roof slopes, size and locations of windows and doors, colours and finish materials. A change of material alone and reversing the plan is not sufficient.

All furnace flues must have boxed chase.

4.3 Exterior Colours

All exterior colour schemes will be approved on a house-by-house basis. The Developer reserves the right to approve or disapprove any colour scheme.

Colours will not be duplicated within two adjacent lots or directly across the street unless the material used is alternated, ie: white siding and white stucco are acceptable. Where colour has been repeated on an adjacent lot, the third lot must be a different colour. The predominance of one colour within any portion of the neighbourhood will not be permitted. There must be contrasting colours between siding and trim.

Fascia boards are required in a colour complementary to the siding or to match the trim colour.

4.4 Exterior Finishes

Exterior finishing materials approved for use include double four/five aluminum or vinyl siding, stucco in California finish, brick or stone.

The use of brick is encouraged as an architectural focus. If used a 16" brick return is required.

The line of parging must be kept to a maximum of 3 feet on the front.

Special attention is to be paid to the exterior elevations. At least three design elements shall be included in the front elevation. The following are examples of elements that should be incorporated in a coordinated fashion:

- large windows and feature windows such as bay, rakehead, half round, etc.;
- porches and railings;
- shutters, mouldings, window grilles, trim boards or casements;
- brick or stone details;
- columns and/or pillars;
- trim and corner boards, and other details such as keystones, window boxes, etc.;
- decorative louvers and vents;
- batten boards;
- light fixtures and lamp posts; and

- other appropriate architectural elements.
Rear elevations of homes backing onto municipal reserve and the storm pond, must avoid large expanses of wall through the use of varied rooflines, windows and appropriate trim elements.

R-1E

Must have covered entry or verandah.

4.5 Front Entries

Entrance doors are to be embossed or raised paneled metal or fibreglass or wood. The use of sidelights is encouraged.

4.6 Driveways, Walkways and Garages

R-1E

There will be no front access garages on R-1E housing. Rear garages are to be finished in similar design and materials to the house. Roof slopes are to reflect those on the main house.

All homes must include the following:

- Either a concrete garage pad 20 x 20 or a 20 x 22 gravel pad with a 4 x 4 treated wood frame. There must be a minimum of 150 mm subgrade and 75 mm gravel (20 mm diameter). The gravel and sub-grade must be separated by landscape fabric to prevent the growth of weeds.
- Poured walk or cement block sidewalk from back door of house to garage / garage pad.
- Plug-in at the garage / garage pad.

All homes must also include a 4' wide poured concrete front walkway with broom finish.

R-1D

Minimum double front drive garage required.

R-2M(S)

Minimum double front drive garage required.

4.7 Ancillary Buildings and/or Wood Garden Sheds

Wall finishes, colours and roof materials must match the house for all storage/ancillary/garden sheds required roof shingles and exterior finishes of stucco or siding. Store bought plastic or metal sheds are exempt, however all storage/ancillary/garden sheds are to be kept in good repair and not allowed to deteriorate or become unsightly.

Satellite dishes are allowed on the main roof only.

5.0 Landscaping and Fencing:

5.1 Landscaping Requirements

Unless otherwise agreed to through the Building/Purchaser Agreement, landscaping is the responsibility of the homeowner and is to be completed within one year of completion of the house or when weather permits.

A minimum of 50% of the front yard landscaping shall consist of sod. It is acknowledged that many homeowners prefer to use rock between the houses. Rock is acceptable however, the landscaping will not be considered to be complete if the rock is not in place.

In the case of corner lots, the flankage shall be landscaped to the sidewalk by the Purchaser.

Minimum landscaping requirements are:

R-1E

- One tree in the front yard, minimum size caliper 2" for deciduous trees (measurement taken 1' above the root ball) or a minimum height of 6' for coniferous trees;
- Sod and other finishing materials in the front and side yard;
- One shrub bed with a minimum of 6 shrubs (each shrub a minimum of 18" in diameter).

R-1D

- One tree in the front yard, minimum size caliper 2" for deciduous trees; (measurement taken 1' above the root ball) or a minimum height of 6' for coniferous trees;
- (OR smaller trees may be approved where necessary at the developers discretion);
- Sod and other finishing materials in the front and side yard;
- One additional landscape feature such as shrub beds with a minimum of 4 shrubs (each shrub a minimum of 18" in diameter).
- When landscaping the rear yard, the homeowner is responsible for landscaping all of the property up to the edge of the pavement of the lane.

R-2M(S)

- One tree in the front yard, minimum size caliper 2" for deciduous trees (measurement taken 1' above the root ball) or a minimum height of 6' for coniferous trees;
- Sod and other finishing materials in the front and side yard;
- One shrub bed with a minimum of 6 shrubs (each shrub a minimum of 18" in diameter).

Note: The developer is responsible for the landscaping of the boulevards. The landscaping will consist of sod and approximately one tree per lot (there will be a few lots that have too many underground services in the boulevard to allow room for a tree). Upon completion of the boulevard, the homeowner becomes responsible for the maintenance of the boulevard.

5.2 Fencing

Side and rear yard fencing will be co-ordinated with the Subdivision fencing in terms of colour and detail based on

- a) Post - 4" x 6" x 12' pressure treated with beveled and routed top
- b) Main Support Stringer - 2" x 6" x 20'
- c) Board - 1" x 6"
- d) Sandwich Stringer - 1" x 6" x 10'

Colour - Cloverdale Stain (solid)
Boards - Pewter Frame - Ebony

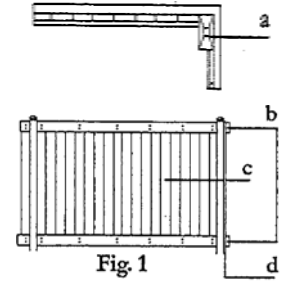


Fig 1

the standard 6' wood fence.

Fence colour and design to match the Developer installed wood or black wrought iron fencing. Fencing is the responsibility of the builder and/or homeowner to construct and maintain. Fence specifications are as identified in Fig: 1:

6.0 Other Relevant Guidelines:

6.1 Vehicular Access

Recreation vehicles and commercial vehicles shall not be stored in the front yard or driveway of any property between the building line and the curb, and if otherwise stores on the property, shall be screened to reduce unattractive visibility of such vehicles or equipment from abutting street and adjacent homes.

6.2 Appearance During Construction

Each purchaser must inspect the condition of the local improvements installed by the Vendor including but not limited to the curbs, gutters, sidewalks, street lamps, fencing, etc., in, on, or around his/her lot prior to commencement of construction in order to determine if any of these local improvements are damaged. Written notice of any damages must be submitted to the Vendor prior to purchasing the lot. If not previously identified, costs for repairing damages for same shall become the sole responsibility of the Purchaser.

The Purchaser is required to keep the lot clean and orderly during construction. There will be no burning or dumping of garbage or dirt (includes the dumping of all excavated material.) Purchasers found negligent will be back-charged for clean-up carried out by the Developer.

7.0 Approval Process:

7.1 Construction Completion

Homes are to be completely constructed within two years of the date of lot purchase.

7.2 Architectural Submission

- a) Completed and signed application form;
- b) Two complete sets of elevation plans showing all four sides of the house (drawings at 1:50 to 3/16"=1'0");
- c) Two copies of site plan identifying lot grades, floor elevations, setbacks and house location prepared by a certified land surveyor;

- d) Design Review Form for House Plan Approval (available from Windward Landtec Inc.);
- e) Colour/product samples if required.

An overview and response can be expected within three working days. Allow five working days for processing and final approval of the application. In the event that changes of a structural nature are required, the design consultant may require the submission of revised drawings prior to approval. A copy of the application, plans and a site plan will be returned to the applicant. The original application, one set of plans and site plan are retained by the Consultant.

Incomplete applications cannot be processed. An application is deemed to be received on the date that it is complete in its entirety.

Deviation or changes from the approved plans shall require written approval prior to commencement of the change and may be subject to a Revision fee by the Consultant.

Please forward submissions to:
WINDWARD LANDTEC INC.
12128 – 121A Street, Edmonton, Alberta T5L 0A4
Tel: (780) 454-6799 Fax: (780) 454-6896

Approval of submissions is a prerequisite to obtaining a Development/Building Permit from the City of Leduc. Any changes by the Purchaser from approved plans must be submitted to the Developer or its Designated Design Consultant for approval in writing.

7.3 Final Approval

Upon being advised by the Purchaser of the completion of the house and landscaping, **and receipt of the Rough Lot Grading Certificate**, the Developer/Consultant shall carry out a site review to confirm conformance to the guidelines.

The \$1,000 security deposit (paid at lot purchase) will be refunded once:

- the as-built home conforms with the approval plans,
- the front yard landscaping is completed as per the guidelines,
- there is no damage to the municipal improvements including but not limited to the curbs, gutters, sidewalks, street lamps, fencing, etc., in, on or around the lot.

Note: Final lot grading certificate is the responsibility of the homeowner.

7.4 Refund of Security Deposit – Process

The Builder must be in receipt of the following:

- Written request for release accompanied by rough lot grading certificate.

- Final inspection report by design consultant outlining:
 - as-built conformance with guidelines
 - house plan approval
 - confirmation of landscaping completion.

8.0 General Notes:

The information contained herein is intended as a guide. Melcor Developments Ltd. and its Designated Design Consultant make no representations as to the accuracy of completeness of the information. The enforcement of these guidelines and interpretation of same shall be at the discretion of the Developer or its designated Consultant. Melcor Developments Ltd. reserves the right to revise the guidelines without notice or precedence.

The design consultant will carry out site reviews on an ongoing basis to ensure compliance with the Architectural and Development guidelines. It is not the purpose of the guidelines or approval process to check for compliance with applicable municipal requirements, statutes, and/or building codes.

The Purchaser is solely responsible for consideration of all pertinent grading plans, legal plans, right of way plans and building restrictions prior to the house design and construction.

The information contained in this Design Guidelines document is provided as a guide to be used by the Lot Purchaser and/or Builder. Applicants may submit alternative details to those outlined in these Guidelines providing that it is demonstrated that conformity to the overall objectives for the quality of the area is being maintained. The acceptability of such alternatives is solely at the Developer's discretion. No house sale is to be represented as final to a prospective house purchaser until final approval has been given with respect to house plans, elevations, lot siting and colour scheme. The Developer may revise these Guidelines at its discretion. The Developer and its designated consultants make no warranties or representations as to the accuracy of completeness of any information provided on individual house plans. The Purchaser shall be solely responsible for ensuring that designs follow these guidelines and for the conformance of such designs to the appropriate building codes.