

STAGE 8

SCHEDULE "A" DESIGN GUIDELINES – Building and Landscaping

DEER PARK ESTATES – Spruce Grove, Alberta

1. INTRODUCTION

- a. The information contained herein is provided as a guide to be used by the Purchaser. These requirements may be altered, amended or varied by The Developer - Broadview Development Inc. at its sole and absolute discretion and without any prior notice.
- b. Each Purchaser must inspect the condition of the local improvements installed by The Developer, including but not limited to the curbs, gutters, sidewalks, etc., in, on or around the lot prior to the 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 Developer prior to the purchase of the lot, failing which, costs for repairing damages for same shall become the sole responsibility of the The Purchaser of the lot.
- c. It is not the purpose of this process to check for compliance with applicable governing statutes and requirements. Incomplete submissions may be returned without review. Any changes to approved plans must be approved in writing prior to implementation.
- d. Formal standards for development will be those as established in the City of Spruce Grove zoning bylaws. Conformity with these requirements does not supersede the required approval process of the City of Spruce Grove.
- e. Broadview Developments Inc., the Architectural Consultant, their servants, agents, contractors, appointees, shall not be held responsible or liable for the accuracy, enforcement or compliance with these Design Guidelines to any Owner, Purchaser and/or Builder within the subdivision.
- f. Restricted covenant(s) are registered on the title of each lot.

2. APPEARANCE DURING CONSTRUCTION

- a. The Builder/Purchaser is required to keep their lot(s) clean of garbage, debris, free of weeds and orderly during construction of the house and landscaping., Garbage is not to be left unattended. The Builder/Purchaser is required to provide and regularly maintain garbage bins on their lot during construction. The dumping or storage of materials on other lots or on adjacent lands is prohibited. The Purchaser is responsible for cleaning and removing any mud, clay, topsoil, and debris that is tracked onto the street or lands from the lot(s).
- b. The Builder must ensure drivers pouring concrete use the "designated wash area "after the pour to dump concrete wash water. Purchasers found negligent will be back charged for the cleanup carried out by the Developer,
- c. Each Builder must ensure that their trades are not responsible for damage to curbs, gutters, sidewalks, street lamps, perimeter fence, etc. on or in front of the lot. Purchasers will be charged back accordingly for third party damage.

3. LOT GRADING

- a. Lot grading to be consistent with the approved Subdivision Grading Plan. The costs of obtaining proper grading and drainage are the responsibility of The Builder and /or The Purchaser.
- b. All plot plans and stakeouts must be completed by JP Pals Geomatics; 10704-176 Street; Edmonton, AB
Phone: 780-455-3177; Toll Free: 1-800-263-0305; www.palsgeomatics.com
- c. Retaining walls that may be required are the responsibility of the Builder and must not compromise the grading design and drainage of the lot.

4. HOME SIZES

Bungalow	Minimum size 1,300 Square Feet
Bi-Level	Minimum size 1,300 Square Feet, or 1,400 Square Feet if the house has a bonus room
Split level	Minimum size 1,250 Square Feet
Two Storey	Minimum size 1,700 Square Feet – 1,800 if there is living space above the garage

Massing: Full pocket width is required. House only width shortfall requires a garage offset.

If Offset is added garage overhead door to be centered OR window added to offset wall (c/w batten).

5. SETBACKS FOR HOUSE SITING

Front Yards	6.0 Meters
Back Yards	7.6 Meters
Side Yards	1.2 Meters for 1 storey or 2 storey homes

The Developer reserves the right to vary the building setback.

6. DRIVEWAY LOCATIONS

- LOCATION** - have been predetermined and are shown in the driveway location plan and the building pocket envelope plan.
- MATERIALS** - to be constructed in concrete, exposed aggregate or paving stones
- WIDTH** of driveway must be the full width of the garage.
- Broadview Developments Inc. reserves the right to flip the locations of driveway locations at their sole discretion.

7. GARAGES

- All lots require double front attached garages.
- OVERHEAD DOORS** are to be of a sectioned design and be constructed of painted wood or steel.
- EAVE LINE** - The maximum distance between the top of the garage door & the garage eave (soffit) line is not to be more than two feet without the addition of an architectural feature.
- CORNERS** of all garages must have stone/BRICK facing (c/w 24-inch return)
- 3-CAR GARAGE**, one of the bays must be staggered a minimum of 2-ft.

8. EXTERIOR ELEVATIONS

- REPETITION** - Identical houses must not be constructed side by side on adjacent lots must be separated by one lot (XoX)
- DETAIL REQUIRED** – See Sec. 9, Item e
- STONE** – where used must be min. 3-ft in height, minimum 24" return onto side elevation.
- FEATURES** like verandas, pillars and covered entries and planters are encouraged.
- STUCCO ELEVATIONS** – require the same detailing including stucco build outs
- PARGE LINE** - on the front elevation is 12 inches with side and rear elevations not to exceed 24 inches.

9. EXTERIOR FINISHES

- DOMINANT MATERIAL** may be wood, vinyl or aluminum siding (ie longboard), stucco, brick or stone.
- FALSE FRONTS** – not allowed, unless the full front elevation is stone/brick
- STONE/BRICK** - Houses that are less than 1,600 square feet in size must have a minimum of 50 square feet of stone/brick on elevation.
- WINDOW & DOOR OPENINGS** require trim (batten) detail on exposed elevations – minimum 6"
- ADDITIONAL FEATURES** - Houses must have at least two of the following features:
 - ☐ Shadow band
 - ☐ Shutters
 - ☐ Gable louvres/keystones
 - ☐ Detailed columns
 - ☐ Exposed or stamped concrete

- ☐ Decorative shakes
- ☐ Stucco build outs on stucco elevations

10. ROOF COLOR AND PITCHES

- a. **ROOF PITCH** - Bungalow models must have a minimum of 6/12 roof pitch. All other roofs shall be designed to a minimum of 5/12 slopes
- b. **LOW SLOPE** or less slope roof lines may be considered on a case by case base.
- c. **OPEN GABLE ROOF-LINES** - require details such as shadow board, louvre, shakes rake-head, etc.
- d. **CHIMNEY/FLUES** – that may be required must be boxed in with same materials as the house. No more than 2 ft. of pipe to be left exposed.
- e. **OVERHANG** - Minimum of 18” eave overhang allowed
- f. **FASCIA** – minimum 6” allowed, wider fascia is encouraged on bungalow style elevations
- g. **MATERIAL** Roofing materials can be asphalt shingles, cedar, or clay tile. All roof colors shall be IKO Cambridge XL or equivalent.
- h. **COLOR** – Grey or “earth tone”. No black allowed.

11. COLORS

- a. **REPETITION** - Same main body color, trim color, fascia/eaves or stone color cannot be duplicated on adjacent lots (XOX)
- b. **TRIM COLOR** - must be substantially lighter or darker than the wall color.
- c. **GARAGE DOORS** – overhead doors must be painted to match the house wall or trim color
- d. All colors used on the exterior require the approval of the developer or his consultant

12. ENTRANCE RISERS

- a. **RISERS** - no more than three or four stair risers at the front door step. Additional risers must be worked into the sidewalk separated by a landing.
- b. **OPEN RISERS** at the front door are not allowed.
- c. No more than a total of 6 risers allowed.
- d. **MATERIAL** - Poured concrete or composites are preferred. Natural Pressure treated wood is allowed.

13. CORNER LOTS

The special exterior design must be given to the flange side of homes on corner lots because of their high visibility (i.e. extra windows, shutters, rooflines etc.)

Same detail used on front elevation must ie) window detail, roof line detail, etc. be carried on to side elevation on corner lots

– minimum 12” parge line required.

14. REAR DETAIL

- a. **Lots in Block 6 – backing onto park** – with rear Developer chain link fencing,
 - requires window detail, gable roof line detail, etc. on all levels of the rear elevation.
 - fencing @ interior property lines, require black chain link fencing matching developer rear property line fence.
 - minimum 12” parge line
- b. **Lots in Block 12 – backing onto Deer Park Drive** – with wood screen fencing,
 - require window detail, gable roof line detail, etc. on the second storey only.
 - fencing @ interior property lines to be a wood screen style unless chain link is agreed with adjacent lot owner.
 - minimum 12” parge line required.

15. FENCE DESIGN

Wood fences only to match Grove Drive Fences. Interior fencing colors for Post and Rail to be Heritage Blue; Board to be Cape Cod Grey.

Lots backing onto park with developer black chain link fencing must have matching chain link fencing on interior property lines.

16. LANDSCAPING REQUIREMENTS AND DAMAGE/SECURITY DEPOSITS

- a. Front yard and visible side yards are to be fully sodded. Side and rear yard to be professional landscaped.
- b. No full front yard hard surface landscaping allowed.
- c. Minimum 1 tree – if coniferous tree minimum height of 5’ If deciduous minimum 2” calliper -to be planted by the builder and/or homeowner within 6 months of completion of the house.
- d. To ensure landscaping requirements are met, and there has been no damage done to curbs, gutters, and sidewalks, the builder shall pay to the Developer a \$2000 performance which will be refunded without interest by the Developer upon request by the builder for an inspection and upon confirmation by the Developer or its designated consultant that the landscaping requirements have been met and the driveway has been poured and completed, and the lot has been properly graded no damage has been done to the sidewalks or utilities.
- e. The final grading certificate and City grade approval shall be provided by the homeowner.
- f. The \$2000 Damage/Security Deposit shall be forfeited if the house is not built in strict accordance with the plans that have been submitted and approved by Horizon Designs and dwelling built in accordance to architecture approval.

17. ARCHITECTURAL DESIGN GUIDELINE CONSULTANT

FORMS - Color application form, final inspection request form, upon request.

ARCHITECTURAL APPLICATION - Color application, Pals Survey plot plan, construction drawings to be submitted to, 7-14 days prior to booking a stake out.

REVISIONS AFTER STAKE OUT; Any revisions during construction to be submitted to Horizon Designs in writing for review & approval prior to ordering materials or implementing on site. Any revisions not submitted will be reported as deficiencies on final inspection.

FINAL INSPECTION – request form, surveyors grade certificate & City of Spruce Grove grade approval letter to be submitted to Horizon Designs.

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Deer Park – Stage 6B Guidelines
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