



# MEADOW HAWK

## **Architectural Design Controls**

**Lots 1 to 20**

**Phase 1**

**October 2012**

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# MEADOW HAWK

## Architectural Controls

### 1.0 CONCEPT

Meadow Hawk is an architecturally controlled neighborhood. It is designed to provide a quality estate community projecting a distinctive ambience.

The philosophy of the architectural guidelines is focused on providing a quality living environment with a consistent and identifiable community image, yet one that offers variety and choice to the individual owner.

It is required that, whatever house design is submitted for consideration and review, a high level of design addressing the following be achieved throughout each individual home within the community:

- Siting
- Massing and proportions
- Elevations
- Detailing
- Landscaping

### 1.1 Architectural Styles

The architectural styles in Meadow Hawk will be diverse. These guidelines include detailed descriptions for Craftsman, Heritage, California, Colonial, Georgian, Tudor, French Country, Prairie and Victorian styles.

Examples have been included at the end of these guidelines and it is recommended that the home owner further research styles and become familiar with the correct details of the housing style of choice. The detailed descriptions for each style will direct successful interpretation and discourage generic presentation.

The correct and appropriate massing, proportions and detailing – true to the style – are critical to the architectural merit of the home and are elements that communicate the quality of the design.

**It shall be the responsibility of the applicant to demonstrate the characteristics and merits of an architectural period style. Acceptability or approval of such designs will rest solely with the Developer and their Consultant.**

## 1.2 Dwelling Size

### 1.2.1 Area

Minimum house sizes required for all lots are as follows:

Bungalow	Footprint	149 m <sup>2</sup> - (1,800 square feet)
Side Splits:	Total Area	205 m <sup>2</sup> - (2,200 square feet)
	Footprint	112 m <sup>2</sup> - (1,200 square feet)
Two-Storey:	Total Area	223 m <sup>2</sup> - (2,400 square feet)
	Footprint	112 m <sup>2</sup> - (1,200 square feet)

All areas are measured to the outside exterior wall of the building.

A maximum square footage may be restricted to ensure a complementary streetscape with adjacent homes.

### 1.2.2 Building Height

The maximum building height is 10 metres (32.8') and 2 ½ storeys as determined by the County of Strathcona Land Use Bylaw.

## 1.3 County of Strathcona Land Use Bylaw

Formal standards for development will be those established in the County of Strathcona Land Use Bylaw for RE (Residential Estate) zoning. Specific reference should be made to the County of Strathcona requirements in all areas and under no circumstances shall conformance to these guidelines supersede the process or requirements of the County of Strathcona approval process.

## 2.0 SITE DESIGN

Initial and lasting impressions of the development will be as a result of the overall relationship of buildings to each other and to the street, and the quantity and quality of the landscaping. These relationships should present an image of quality estate living and the guidelines encompass criteria to help achieve this vision. The criteria allow flexibility of approach to achieve an “estate” ambience.

### 2.1 Siting

Siting should reflect careful consideration of lot characteristics, relationship and orientation. **Building form and height will be proportionate to the architectural style represented and relate logically to adjacent dwellings. Massing, style and setback may be adjusted on a lot-by-lot basis, to enhance streetscape.** With respect to setbacks and site coverage, The County of Strathcona Land Use Bylaw applies to all lots. The minimum front yard setback of 7.0 metres, minimum side yard 4.0 metres and maximum 40% site coverage will apply.

## **2.2 Lot Grading**

Lot grading is to follow the natural slope of the land and is to be consistent with the Subdivision Grading Plan. The minimum slope allowed is 2% and the maximum recommended – slope is 5%. Placement of landscape materials and/or retaining walls must not alter the drainage pattern for the lot as defined in the Grading Plan. Final grade-certificates must be prepared by the Surveyor showing that lot grades comply with the Subdivision Grading Plan as a condition for refund of security deposit.

### **2.2.1 General Lot Grading**

Lot grading should be reflected by the building massing (i.e. step floors, walk-out basements, etc.) to situate the house in a natural relationship with the contours of the land. This will help to minimize the need for grades steeper than 3 to 1.

All plot plans will be prepared by Pals Surveys Ltd. Staking out of the homes will be jointly carried out by the builder, the designated surveyor, and the developer at the owner's expense. This procedure will facilitate establishing building elevations that are appropriate for the on-site grading conditions.

### **2.2.2 Side Yard Grading**

In addition to the critical grade control points at the corner pins of the lots, the grade elevations along the entire length of the side property lines will also be important considerations.

The developer and its consultants reserve the right to adjust all the grading requirements between units after both the affected home have been submitted. A coordinated grading review will be carried out to ensure that the proposed final grades of the first house submitted do not adversely affect the adjacent house. The final grading requirement will be balanced to the mutual benefit of both houses.

Particular attention is to be given to the side yard grading for those lots with front to back falls and/or side to side falls. In the case of a side to side falling lot, the base of the steps for any side door access must be approximately equal to the level of the driveway at the garage door. For those lots with grades generally falling towards the back yard, the base of these steps is to be lower than the level of the driveway. Keep in mind that in these cases, modifications to the exterior cladding might be necessary to ensure that the maximum 2' parging line is maintained.

### **2.3 Garages and Outbuildings / Accessory Buildings**

All garages shall be designed to complement the house or be an integral portion of the house design. Care should be taken to design the garage so as not to overwhelm the house. Any garage face that is predominantly visible from the street will require articulation. Long uninterrupted planes of walls will not be permitted. Blank walls visible from the street are not acceptable. All lots must be provided with at least a double attached garage. Garage doors must have an articulated face design such as paneling and must be constructed of wood or insulated metal. Triple garages shall have the doors installed so that no door is wider than a double garage door width.

### **2.4 Driveways/Walkways**

Before any construction or heavy traffic occurs on the lot, a graveled driveway must be constructed from the back of the concrete swale, 7 m into the lot and a minimum 6 m wide.

The driveway must be constructed so as to carry the heaviest truck traffic without excessive rutting (more than 75 mm) occurring behind the swale, and must be maintained so as to continue to function in this fashion.

Construction of the access must be done by first excavating a minimum depth of 250 mm along the swale, for the full width of proposed driveway, and placing a geotextile for the full area of the proposed gravelling. A well graded, crushed gravel, of 25 mm maximum size must be placed and compacted to a density of 96 % of Standard Proctor Density.

Measures must be taken to ensure that all construction uses this driveway to access the lot. Failure to do so can result in damage to the concrete swale which repair cost will be deducted from the damage deposit.

The desirable driveway slope is 8% or less. The absolute maximum is 10%. All driveways are to be articulated (curved or arched). Driveways and front walks are to be one of the following:

- Exposed aggregate (maximum aggregate size ¾" diameter)
- Concrete paving stones
- Stamped Concrete or colored concrete.

*In all cases, the color of concrete or pavers must be approved prior to application.*

### **3.0 BUILDING DESIGN**

All building facades are to be designed with care and attention to detailing of finishes and materials. Side elevations that are highly visible from the street should continue the design and the use of materials and detailing used on the front of the house. The rear facades of houses in Meadow Hawk in certain locations are very prominent. They will be reviewed from various locations throughout Meadow Hawk. The developer requires a similar high degree of detailing and materials as the front of the house.

#### **3.1 Corner Lots**

Corner lots shall be built either as bungalows or as side split houses or 1 ½ storey houses. In the latter case, the flanking must be designed to present the look of a single storey. In addition, the following features will be required:

- Roof planes must wrap around exposed building faces
- The principal roof planes must slope toward both street frontages
- Both facades must be designed as front elevations
- Retaining walls should be avoided adjacent to street frontages
- Windows should be incorporated on the side elevations
- Wrap-around decks are encouraged

In the case of a side split or 1½ storey houses, the second storey wall facing the side road must be set back a minimum of 10' from the face of the secondary elevation.

#### **3.2 High Visibility, Special Considerations**

The rear elevations of homes backing onto the internal pathway and trail system as well as street adjacencies require special consideration. Elevations at these locations must avoid expanses of blank wall space and present proportions consistent with the front elevation. Second floor cantilevers must be anchored by a roofline or appropriate treatment. All projections will have a separate roof line and minimum overhang. Roofline should slope to view.

Lots designate 'W' or 'P' on the lot plan will require the siting of a walk-out basement model. On walk-out lots designated high visibility, these designs must present an integrated building form incorporation a combination of architectural measures to address proportion and towering appearance. Graduated rooflines, dormers, detailing and a minimum of two wall planes with a substantial roofline within 20' of grade will be some of the architectural measures applied to these highly visible settings. Decks for the walk-out basement designs must be constructed concurrently with the home.

#### **3.3 Rear Decks**

The rear decks on high visibility elevations must incorporation appropriate column design at posts and railing design. The underside of all above grade decks



must be appropriately finished or soffited. Second floor decks must be set back from the deck beneath.

### **3.4 Repetition**

To encourage originality, similar elevations may not be repeated within two lots of each other or directly across the street (XOAX). Repetitive use of elevations will be monitored to ensure interesting streetscapes. Modifications to elevation treatments may be required accordingly.

### **3.5 Retaining Walls**

Retaining walls are the responsibility of the property owner and must not compromise the grading design of the lot. Natural elements such as rock and wood are preferred for construction of retaining structures. Allan Block can also be utilized and concrete is acceptable if appropriately finished to view. Retaining structures over 1.2 metres in height must be stepped to reduce the visual mass.

## **4.0 EXTERIOR MATERIAL AND FINISHES**

Special attention should be given to selection of exterior finishes and detailing that will be compatible or characteristic of the style or period design of the dwelling. There are to be no “false fronts”. The dominant material of the front elevation must be carried through all remaining elevations and accessory buildings. Detailing of the exterior finishes must also be carried through all remaining elevations and accessory buildings.

- A maximum of two predominant materials are recommended on the exterior of the house on all facades.
- Maximum height of parging on front elevations shall be 1’0” above grade and 2’0” above grade on all remaining elevations.
- Accent materials must be used logically and consistently. It should suggest structural support to avoid the appearance of a veneer application.
- Allowable materials include brick, stone, beveled wood siding, hardi plank siding and cedar shingles. Ornamental detailing in a PVC material will be allowed.
- A minimum of 300 sq. ft. of brick or stone is required on all sided homes.
- A minimum of 200 sq. ft. of brick or stone is required on all stucco homes.
- Stucco may be used but only with a sand float finish and only in combination with sufficient contrasting details. Stone dash stucco or swirled patterns will not be permitted.
- Brick and stone work is to be quiet and uniform in color.
- The use of multi-colored stone work or extensive use of stone jumpers will not be permitted.
- Cedar shingles will have a maximum exposure of 15.24 cm / 6 inch and the application of decorative shingles shall be characteristic of the style or period design of the house.

- The allowable siding material will be placed horizontal and with a maximum 12.7 cm / 5 inch exposed profile.
- Vertical wood siding and battens in the Arts and Crafts style is permitted.
- The front application must be carried a minimum of 182.88 cm / 6 feet around the side of a building, unless there is a logical stop line. A Façade application is discouraged.
- Other materials may be approved at the sole discretion of the committee on an individual application basis. An approval of a material on one house shall not constitute a precedent for the use of that material on other houses.

#### **4.1 Exterior Elements and Features**

Exterior elements should be carefully detailed to reflect the overall theme of the design concept of the housing style. The main entrance to the house should be accentuated with architectural features such as arched or fan windows, porches, archways, etc. Some degree of transparency, either through the use of sidelights or fan lights in the door, is encouraged. Entrance way design should project an inviting and distinguished image.

Traditional window types, such as awning, casement or double hung, should be used. Their proportions and style again should site the overall theme of the house. Window lintels and sills should be designated to create visual interest through the use of keystone masonry accents or borders.

Entrance gates or landscaping as discussed for the driveway entrances should be designed to match the style of the house.

Address signs will be required as per Appendix D and shall form part of landscaping performance deposit.

Railings to the rear decks should be transparent and should carry the same attention to detail as the rest of the house. They should relate specifically to the chosen period style of the house. Decks should be supported on beams spanning between columns and visible below deck. Column size should be a minimum of 304.8 cm / 10 inch square embellished with capitals, bases, or other similar details and clad in the predominant of accent material for the house.

#### **4.2 Roofs, Eaves, Soffits**

Roof materials used are to be congruent with the period style of the house. Materials approved include Cedar shakes, Architectural Asphalt Shingles – shake profile, Unicrete roofing tiles and Decra roof tiles as per the attached schedule. All roofing colors must be subdued and natural.

Special attention is to be given to roof overhangs and roof drainage in relation to the style of the house. The appropriate overhang shall be provided for the house design (i.e. Georgian style – 300 mm / 1 foot), etc. Two rain eaves trough treatments are allowed – they can be either an exposed eaves trough mounted to a

304.8 cm / 10 inch deep fascia board, or the recommended concealed gutter detail. Rainwater leaders and eaves troughs should match the fascia color and be painted out to match the background surface. Pre-finished aluminum fascias are acceptable and must match the trim color of the house.

Soffits other than flat/perforated pre-finished metal are encouraged. Flat soffits that extend beyond 400 mm / 16 inches may be required to include additional detailing.

### **4.3 Chimneys/Flues**

Chimneys are to be brick, stone, or to match the exterior finish used on the house. All chimneys will require a chimney cap. Brick and stone should be corbelled or have a decorative concrete flue cap. All chimneys and chimney caps shall have a design characteristic with the style of the house.

Exposed stainless steel flues **will not be** allowed on any façade. Exposed direct-venting flues will not be allowed on the front façade. All roof stacks, flashing, etc. are to be painted out to match the eventual weathered appearance of the roofing material.

### **4.4 Colors**

All exterior color schemes must be approved. In general, guidelines for colors are towards the natural expression of materials (i.e. stone, brick, wood). Houses with schemes that are deemed to detract from the street setting will be rejected.

The color of the garage door must be in the same range as the predominant color of the house. No two adjacent houses may have the same predominant or accent color unless it is the color of a neutral material. Bright accent colors are not allowed and accent colors must be complementary to the house colors.

### **4.5 Screening of Recreation/Commercial Vehicles and Satellite Dishes**

Recreation vehicles, satellite dishes, and commercial vehicles in excess of a  $\frac{3}{4}$  ton capacity shall not be stored on the property unless properly screened from view. Satellite dishes or antennas must be screened from public view and must be a maximum of 18" diameter. The receivers should be wall hung and mounted to ensure a minimum visual detraction.

## **5.0 LANDSCAPING**

### **5.1 Landscaping Deposit**

- a) The Builder and/or Purchaser shall provide a landscape and security deposit as per Clause 9.0.

- b) The landscape deposit will be released only upon fulfillment of the following requirements.

### ***5.1.1 Landscaping Requirements***

All Homeowners/Builders shall submit a proposed Landscaping Plan for approval with the application **or prior to landscaping construction**. A landscaping package for the front yard of each lot will include a MINIMUM OF TWO TREES AND FULL SOD ON FRONT YARD, AND TO THE CURB on the roadway. In addition, one or more prepared shrub beds containing at least 16 shrubs shall be provided. The trees shall be at least 5.0 cm (2½”) caliper for deciduous trees and at least 2.5 m (8’0”) in height for evergreen trees and the shrubs shall be a minimum of 18” high. The landscaping must be completed within 180 days of the home being substantially completed or occupancy permit. Seasonal deficiencies/extensions will be accepted if late fall or winter construction occupancy occurs.

### ***5.1.2 Alternate Landscaping Materials***

Alternate landscape materials may be considered on an individual basis if it can be demonstrated that the alternate plan meets the objective of these guidelines, to achieve greenery and a mature presentation in all front yards within the neighborhood. 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. All plans must use a minimum of 50% sod to the front yard. In addition, certain rear yards will require special landscaping requirements as they are visible from the public walkways or trails.

## **5.2 Fencing**

All wood and metal screen fencing should be consistent in design and color with the fencing style established for the subdivision, an illustration of which will be provided. Lots backing onto the internal pathway and trail system may utilize wood screen fencing at the side landscaping or metal fencing, matching the finish and height of the fence abutting the pathway, and may define the yard.

A restrictive covenant will be placed on applicable lots to ensure fencing as provided by the Developer is not tampered with, altered or allowed to fall into disrepair.

## **6.0 SUBDIVISION APPEARANCE**

### **6.1 Signage**

All informational, directional and show home signage must be in accordance with signage standards established by the Developer (copy attached).

The Builders shall be allowed to display one (1) “For Sale” sign per lot provided said sign is erected on a suitable stand and not affixed to the house in any manner either during construction or upon completion of same. Builders will also be allowed additional signage as required to comply with any safety standards.

All “For Sale” signs must display the Builder’s name, corporate logo (if applicable) and telephone number as a minimum standard. The “For Sale” signs must be produced by a professional sign company to ensure consistent quality.

Each “For Sale” sign must not be larger than 32” x 48” prior to being affixed to the stand.

Sub trade and supplier signage will not be permitted to be displayed on the lot or the house in any manner whatsoever. There will be no exception granted in this regard.

## **6.2 Excavation Material**

All Builders must ensure that all excavation is kept within the confines of their lot. Any spillage on a road, lane, sidewalk or neighboring lot must be removed or the Developer will arrange for its removal and invoice for expenses, including any administration charges.

## **6.3 Clean-up**

Builders must remove all construction debris and litter on building sites in a timely manner. Failure to comply will result in a clean-up bill being charged to the lot. **Supply of Construction waste bins by the Builder and/or Purchaser is mandatory.** All bins should be protected by tarps or other means to ensure debris is not dispersed throughout the subdivision. Any general clean-up of the subdivision implemented by the Developer can and will be charged pro-rate to all builders.

## **6.4 Construction Activity**

Each Builder 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 prior to commencing construction, otherwise costs for repairing any damages becomes the sole responsibility of the Purchaser.

## **7.0 APPROVAL PROCESS**

**Prior to the start of construction the Builder and/or Purchaser shall inspect the lot and all services. All discrepancies or damages are to be reported in writing with the application.**

**Before** applying to the County of Strathcona for a Development Permit, the applicant shall submit plans for approval of WINDWARD LANDTEC INC. Applications shall include the following:

- a) Two complete sets of house plans;
- b) Plot plan, prepared by Pals Surveys Ltd., showing lot house grades and drainage pattern, floor and garage elevations;
- c) Completed application form;
- d) Colour / Product samples if required; and
- e) Application and Review Fee payable to the Design Consultant as per the attached Schedule.

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. This decision should be made within five days of submission.

It is **recommended** that the Purchaser or Builder submit their proposed plans to the designated Consultant for Pre-Approval to ensure the proposed home will comply with all guidelines and to minimize the requirement for changes with the application.

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, roof lines and grades, to advise the applicants of how their proposed house will best fit into the existing situation.

The applicant is responsible for notifying WINDWARD LANDTEC INC. that the house is complete and ready for inspection. This notice must be in writing and contain a lot grade certificate, signed by the designated surveyor, certifying that the lot has been graded as per approved lot grading plan provided by Al-Terra Engineering. In addition, the applicant must obtain a lot grading inspection report and provide same to Windward Landtec Inc. Construction will be inspected once completed to ensure compliance with these guidelines. If the lot grading certificate is in order and the landscaping is acceptable, the landscape deposit will be refunded in full.

Approval of any and all house plans will be at the sole and unfettered discretion of the Developer.

**No stake out** will be granted until approved by WINDWARD LANDTEC INC.

## **8.0 LOT PURCHASE INSPECTION**

The Purchaser will be responsible for damages to infrastructure servicing and amenities on and surrounding the lot. At the time of transfer of title to the purchaser, a thorough inspection should be undertaken to include the following items:

- \* Curb stop – water valve
- \* Sidewalks, curbs and gutters
- \* Driveway, aprons and asphalt
- \* Boulevard landscaping/trees
- \* Rear gutters and walkways
- \* Servicing boxes
- \* Light standards
- \* Cathodic protection points
- \* Grading and drainage swales
- \* Fencing
- \* Entrance Features

Pre-existing damages to any of the above items must be reported to the developer in writing within 7 days of transfer of title to the purchaser. If subdivision servicing is not completed at the time of title transfer, a damage report must be submitted to the developer within 7 days of completion of subdivision servicing. If no damage report is received by the developer within the time specified above, any damages assessed to the lot will be charged to the purchaser.

## **9.0 PERFORMANCE DEPOSIT**

A Performance Deposit in the amount of \$20,000.00 per lot is due upon payout of the lot. The Performance Deposit shall be paid by the Purchaser to the Developer by cash, certified cheque, bank draft, or at the option of the Developer, by irrevocable letter of credit. The Performance Deposit will be held by the Developer respecting compliance with the terms and conditions of this Agreement as set out herein. The Performance Deposit will be retained by the Developer, without interest, to cover any deficiencies or infractions relating to architectural adherence, landscaping adherence or subdivision damages. If within 5 years from the date on which the original property owner purchased the lot, the Performance Deposit has not been refunded to the property owner, then the Performance Deposit shall be forfeited to the Developer and retained by them as liquidated damages and without limiting any other remedy available to the Developer. On that date, the Performance Deposit shall be forwarded by the Solicitor holding such deposit to the Developer, without further notice to the property owner.

### **9.1 Architectural Adherence**

The Purchaser must construct and finish the house as per the plans approved by Windward Landtec Inc. Windward Landtec Inc. must also be notified of any changes that occur to the approved house plans during the course of construction.

### **9.2 Landscaping Adherence**

The Purchaser and / or Builder must complete all front and rear yard landscaping as per the plans approved by Windward Landtec Inc. Windward Landtec Inc. must also be notified of any changes that occur to the approved landscaping plan during the course of construction.

### 9.3 Performance Deposit Return

#### **Architectural & Landscaping Adherence and Final Inspection:**

To initiate the Final Inspection of common amenities and development infrastructure and the house as per the architectural approval, and the return of the \$20,000.00 Performance Deposit, the following must be completed:

- Construction completed, exterior completed in accordance with these guidelines and as per the house plan approval
- Landscaping completed as per the landscape plans approved
- Final grading completed
- Final grading certificates and approved grading inspection report
- Water valve exposed and marked
- Sidewalks, street, gutter and curbs in clean condition (if applicable)
- Written request to Windward Landtec Inc. to conduct the landscape inspection and damage inspection of items identified in Paragraph 8.0. The request must include the final grade certificate.

The Performance Deposit will be refunded by the Developer to the Purchaser when the Developer confirms that:

- i) The as-built single family dwelling(s) on the Lands have been built in accordance with these guidelines and in accordance with the plans approved by Windward Landtec Inc.;
- ii) The Purchaser has otherwise complied with these guidelines and the Developer is satisfied that any and all damages to the improvements have been rectified and paid for by the Purchaser;
- iii) The Purchase has otherwise fulfilled all of its obligations under the Lot Purchase and Sale Agreement, and
- iv) The Developer has obtained a Final Acceptance Certificate from the Municipality respecting the Subdivision.

The Purchaser acknowledges that the Developer may, in its sole discretion, deduct from the Performance Deposit any sums incurred by the Developer respecting deficiencies to the foregoing and any damages or costs incurred by the Developer to rectify same. Further, the Purchaser shall be liable to the Developer for any sums expended by the Developer in excess of the Performance Deposit respecting damage to the improvements or any other costs incurred by the Developer with respect to the Purchaser's failure to comply with any of the matters referred to in paragraph (i), (ii) or (iii) above if the amount of the Performance Deposit is insufficient to cover the Developer's costs or damages.



**No sale is to be presented as final to a prospective purchaser until the Final Approval of the plans, elevations, lot siting and color scheme has been given by The Developer and their designated Consultant. The home builder and/or Homeowner shall be fully and solely responsible for such representations.**

**The information contained herein is intended as a guide. Neither the Developer nor its designated Consultant shall have any liability whatsoever for any defect or lack of suitability in any of the materials or products suggested by or required by these guidelines. The Developer and its designated Consultant make no representation or warranties as to the accuracy or completeness of this information. The enforcement of these guidelines and interpretation of same shall be at the sole discretion of the Developer and their designated Consultant who reserves the right to revise these guidelines without notice.**

## APPENDIX A

### **Approved roofing products and colors for Meadow Hawk**

Decra (metal)	Shake Profile	Compatible colors reviewed on individual basis
	Shingle	Fawn Grey, Slate
Concrete Tiles (Unicrete)	Shake Profile	Compatible colors reviewed on individual basis
Wood Shakes	Cedar only	
Architectural Asphalt Shingles	Shake Profile	Compatible colors reviewed on individual basis

## APPENDIX B

### Fee Schedule

#### DESIGN GUIDE ADMINISTRATION

Fees, as they will be applied to the process of Architectural Approvals, inspections, and/or consultations are as follows:

#### SINGLE AND TWO FAMILY HOMES (duplex units)

- |  |                |
|--|----------------|
| 1. Fee for Preliminary Design Review (optional)<br>(if requested / required)         | \$100.00 /unit |
| 2. Fee for Initial House Plan Approval (H.P.A.)                                      | \$275.00 /unit |
| 3. Fee for Interim Approval  | \$120.00 /unit |
| 4. Fee for Final Architectural / Landscape<br>Site Inspection (1 inspection per lot) | \$125.00 /unit |

Note: these Fees are only applicable to applications that have been previously submitted and approved for construction.

- |  |                                |
|--|--------------------------------|
| 1A. Fee for Complete Resubmission<br>(after initial application has been approved) | \$100.00 /hr.<br>\$300.00 max. |
| 2A. Revisions to Approved Submission   | \$100.00 /hr.                  |
| 3A. Subsequent Site Inspections<br>(required as a result of deficiencies)          | \$150.00 /unit                 |

In addition to the above noted Fees, additional Fees may be implemented should occurrences of non-compliance, project abandonment and renovations to existing homes be experienced.

## **APPENDIX C - Sanitary Tank / Pump Requirements**

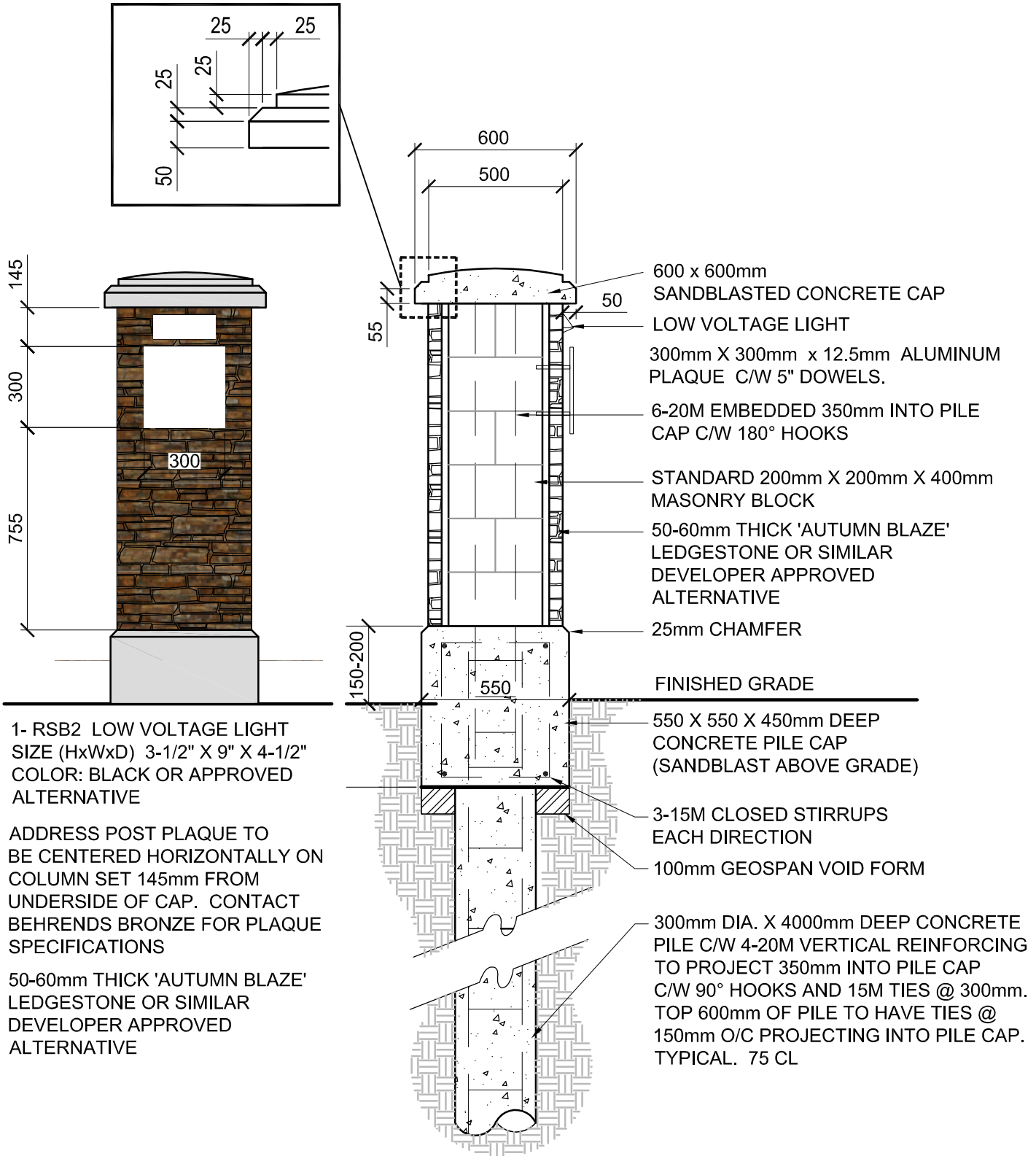
1. Use two-compartment tank or single-compartment tank with a pump vault, sized and constructed in accordance with Alberta plumbing codes.
2. Extend tank access risers at least 150mm above finished ground surface, provide watertight manhole covers and divert surface runoff away from the manhole cover.
3. Tank must be large enough to provide:
  - a. 450mm for pump submergence, minimum,
  - b. Full day of emergency storage capacity above the high water alarm level, utilizing the septic tank freeboard capacity below ground and/or below building drain outlet invert,
  - c. Minimum 12-hour retention time below high water alarm level for proper treatment of the sewage flow,
  - d. Storage of sludge and scum accumulation,
  - e. Typically 3,800L (1,000gal) minimum total tank storage for an average 3 bedroom dwelling, and
  - f. Reference “Alberta Private Sewage System Standard of Practice 1999”, Section 5 Septic Tanks, Sewage Holding Tanks and Sewage Effluent Tanks.
4. Tank must be sealed watertight tank (fiberglass, or one piece precast pump tank or special provisions for assuring watertight tank.)
5. Anti-buoyancy provisions must be adequate.
6. All pipe and wire conduits into tank and installed in a watertight and gastight fashion.
7. No drainage or any water other than sanitary wastewater shall be allowed to enter the tank.
8. The effluent shall enter the pump compartment or pump vault from the clear zone of the tank between the scum and sludge layers.
9. Pump must be:
  - a. Orenco ½ horsepower model PF100711, or approved equal meeting the following criteria:
    - i. Submersible
    - ii. Capable of 3 minute minimum pump run time at 1L/s pumping rate, and
    - iii. Must be a CSA approved effluent pump capable of delivering 0.3L/s at 54-70m of total dynamic head or at a pressure established by the County.  
Pump must be readily removable from the ground source.
10. Pump discharge pipe must be of DR 11 MDPE or stronger and include a check valve, disconnect union and gate valve within the pump tank.
11. The pump screens shall be no larger than 3mm in size and occupy a surface area of 1.44 square metres or equivalent product approved by the County.
12. Pumps must be activated by either mechanical level controllers or Mercury level control switches.
13. When any pump is located at a higher elevation than the elevation of the terminal end then a siphon-break valve must be provided for that pump.
14. Provisions for ventilation should be provided.

### **Water Tank / Service Requirements**

1. A cistern (min 3,400L capacity) will be required on each lot and shall be set back significantly from the road and at an elevation which will maintain positive water pressure.
2. Service diameter is 25mm.
3. Minimum depth of cover shall be 2.75m from finished grade to the top of pipe.

# Appendix D

J:\13500\13504\_MeadowHawkStalcorp\02\_CADD\20\_Drafting\205\_Entry Feature\13504\_LAx\_Feature Details.dwg



1- RSB2 LOW VOLTAGE LIGHT  
 SIZE (HxWxD) 3-1/2" X 9" X 4-1/2"  
 COLOR: BLACK OR APPROVED  
 ALTERNATIVE

ADDRESS POST PLAQUE TO  
 BE CENTERED HORIZONTALLY ON  
 COLUMN SET 145mm FROM  
 UNDERSIDE OF CAP. CONTACT  
 BEHREND'S BRONZE FOR PLAQUE  
 SPECIFICATIONS

50-60mm THICK 'AUTUMN BLAZE'  
 LEDGESTONE OR SIMILAR  
 DEVELOPER APPROVED  
 ALTERNATIVE

600 x 600mm  
 SANDBLASTED CONCRETE CAP

50

LOW VOLTAGE LIGHT

300mm X 300mm x 12.5mm ALUMINUM  
 PLAQUE C/W 5" DOWELS.

6-20M EMBEDDED 350mm INTO PILE  
 CAP C/W 180° HOOKS

STANDARD 200mm X 200mm X 400mm  
 MASONRY BLOCK

50-60mm THICK 'AUTUMN BLAZE'  
 LEDGESTONE OR SIMILAR  
 DEVELOPER APPROVED  
 ALTERNATIVE

25mm CHAMFER

FINISHED GRADE

550 X 550 X 450mm DEEP  
 CONCRETE PILE CAP  
 (SANDBLAST ABOVE GRADE)

3-15M CLOSED STIRRUPS  
 EACH DIRECTION

100mm GEOSPAN VOID FORM

300mm DIA. X 4000mm DEEP CONCRETE  
 PILE C/W 4-20M VERTICAL REINFORCING  
 TO PROJECT 350mm INTO PILE CAP  
 C/W 90° HOOKS AND 15M TIES @ 300mm.  
 TOP 600mm OF PILE TO HAVE TIES @  
 150mm O/C PROJECTING INTO PILE CAP.  
 TYPICAL. 75 CL



7909 - 51 Ave. Edmonton, AB T6E 5L9  
 P: 780.438.9000 F: 780.438.3700

Project  
 MEADOWHAWK

Drawing  
 ADDRESS COLUMN  
 DETAILS

Issue Date  
 2012-12-12

Scale  
 AS NOTED

Project No.  
 13504

Dwg Reference  
 LA02

Drawing Number  
 LA-01

## **ENGLISH TUDOR**

### **General**

Classic Tudor reflects an era of evolution, innovation and the melding of form with function. Its design elements - shaped by considerations of lifestyle, climate, available materials and building techniques in pre-industrial age England.

### **Roofs**

Tudor homes typically have steep-pitched, side-gabled roofs. Hipped-style roofs modified with gables were also used. In some cases, several small gables were incorporated in designs, such as dormers projecting through hipped roofs. Within these gables, vents were a distinctive architectural feature.

### **Walls**

Using commonly available building materials, various combinations of stone, brick, stucco and timbers were and are prevalent traits of this style. Half timbers imbedded in a stucco facade were most often used on the upper half of the house as a stylish exterior representation of the home's post and beam framework. In many cases, brick and stone were used on the lower half of the home, with particular attention paid to the archway over the entrance door. In addition, decorative corner quoins were frequently used in the brick work of the home's façade. Commonly, the upper floor would cantilever out over the lower level walls, thereby increasing useable floor space while keeping water run-off away from main level windows and brick in winter, providing shade in summer.

### **Doors**

Entry doors were oversized planked wood, often doubled and frequently displaying glazed windows. Carriage house doors — the equivalent of today's garage doors — reflected the style of cross-timbered gables. In order to avoid an overwhelming perception of mass, multiple single garage doors are often specified in today's Tudor designs.

### **Windows**

Several important considerations impacted on the design and use of window elements in the English Tudor style. The emerging use of glass enabled the replacement of cut openings covered by shutters on the outside and tapestries inside. Glass answered the need to bring light into the rooms while maintaining the heat from fireplaces in cold weather months. Operable glass windows enabled access to ventilation in warmer months, while cooking fires resulted in overly hot and stuffy interiors. Tudor era technology was unable to create large single pane windows. Moreover, overly large windows would serve to enhance heat loss in winter. The Tudor design answer to these factors was to feature compact bay windows and tall, thin casement windows grouped in threes or fours. These windows made use of a multitude of small, thick diamond-shaped panes which were leaded together.

### **Chimneys**

In order to ensure proper updrafts from fireplaces throughout the Tudor home, the style made use of tall brick chimneys which were either incorporated into front facades or in clear view from the front of the home. Owing to their visibility and the fact that these chimneys often shared more than one flue, their design was both highly decorative and massive.

## **GEORGIAN**

### **General**

The Georgian style represents a sense of formal, palatial living. The design was attractive and stately, dignified by its pleasant, symmetrical proportions.

### **Roofs**

Georgian homes usually exhibited a high hip or gable roof, typically with arched dormers to emulate a 2½ storey look. Roof materials were generally black slate or black painted shingles. Some roofs, such as in the Federal style, displayed a flat centrally-positioned area commonly surrounded by an ornate railing called a balustrade.

### **Walls**

Brick and wood were the main materials for exterior walls. In the case of brick, a belt course or change in the masonry pattern was often introduced where the first floor met the second, creating a band around the middle of the house. Most period homes featured checkerboard corner quoins extending up to the eaves as an added design element. Small block-shaped dentils were incorporated into the cornice molding at the top of exterior walls.

### **Entranceways**

Georgian entranceways, centrally located on the front facade, were often framed by pilasters – square columns partly built into and partly projecting from the wall. In more elaborate treatments, porticos featuring two or more free-standing pillars formed the entranceway while supporting a balcony or triangular-shaped portico with dentil detailing. During the Federal Period, arched brick entranceways were introduced as were circular and semi-circular windows above the entrance.

### **Doors**

Fluted entrance doors were paneled and often accompanied by elegant side lights, pilasters and broken arch pediments. With the necessity to include garages in today's Georgian designs, garage doors reflect the paneled style and classic elements of traditional Georgian entrance doors.

### **Windows**

Windows were double hung with multiple panels in each sash, held in place by rectangular muntin bars in grid patterns that are generally 6 over 9 or 9 over 12. Lintels above windows typically featured a keystone element or decorative crown molding while window sills were constructed of stone or brick. Shutters were introduced during the Federal Period as both a decorative and practical fixture. Similarly, Palladian windows and fan lights came to be incorporated into both window and entrance door treatments at this time.

### **Chimneys**

As in the case of English Tudor designs, Georgian brick chimneys were tall, massive and decoratively accented as they were generally in view of the front facade.



## **FRENCH**

### **General**

The French influence on Home styles is similar to the Georgian contemporaries, displaying beautiful proportions and a fine formal balance.

### **Roofs**

The French style, adapted to North America, is a stately design distinguished by its steep-pitch roofs and extended roof lines broken by numerous dormers to create a 1½ storey or a 2½ storey look. Turreted roof aspects are another common feature of French style. Arches, another important element of the French style home, were often used on dormers and to accentuate window tops, roof lines and vents.

### **Walls**

French style homes usually 1½ to 2½ storeys high with brick, stone or stucco walls. Brick exteriors have long been a prominent part of French architecture. As in the case of their Georgian counterparts, French architects included stone or brick quoins in their designs to accentuate exterior corners. Similarly, they also specified dentils within cornice moldings at the top of exterior walls.

### **Windows**

Such was the affinity of French architecture for uplifting curvature that arched windows would often break through the roof line where the wall meets the eave. Generally, casement windows were the style of choice, whether arched or not. Often wrought iron accents were used on roof tops and around windows.

### **Entranceways and Doors**

Many elegant homes featured tall narrow windows flanking a grand two storey entrance. Double doors were commonly the entrance design feature of choice, displaying raised panels topped by an arched over-frame window treatment. Many contemporary French style designs reflect the panel relief treatment of entrance doors in their garage door styling. Overwhelming massiveness is avoided by utilizing multiple single openings.

### **Chimneys**

In comparison to Georgian homes, French style chimneys tended to be more elaborate in their use of crowning corbels, almost by way of emphasis on design sensibilities that attended to even the smallest detail.

## **VICTORIAN**

### **General**

These two-storey colonial interpretations generally featured grand entries, airy vestibules and some of the best aspects of other style.

The Georgian dormers and embellished Georgian chimneys together with Federal Period service wings, Dutch roofs, English Tudor steep roof pitches and multiple window panes. Not to be ignored were fondly recalled and recreated French Provincial turrets and arched windows together with Mediterranean villa verandas and ornate Spanish colonial decorative intricacies.

### **Roofs**

Victorian style roof shapes varied considerably, offering a profusion of steep elements at various heights, together with turreted sections and dormers. Wide trim fascia boards provided the finishing touch, while fringe detailing was and continues to be an important aspect of the gable ends. Georgian influence saw dormers added to rooflines in some instances, bringing light and livability to attics.

### **Walls**

Traditionally, these designs featured an abundance of beveled horizontal clapboard. Today they are characterized by an extensive and pleasing use of brick, stucco, wood and attention to detail. Asymmetrical two-storey facades blend contrasting wall materials while incorporation decorative gable ends of wood shingles or clapboards.

### **Windows**

Large, usually multi-pane windows were and are the norm in order to light large rooms. Unpretentious and signified shutters, most often painted white, accentuated windows often grouped in two's or three's. Later window treatments included fan lights, bay windows borrowed from English Tudor designs, and arching brickwork to outline windows – a blend of elements from French and Georgian styles.

### **Porches**

Early Victorian styles features a breakfast porch and a living porch at opposite ends of the house, sometimes capped with second storey balconies and commonly decorated with delicately crested spindle work. In later designs, the veranda was stretched to wrap the whole façade and became the style's most predominant element.

### **Doors and Entranceways**

Wide, central entries warmly greeted visitors to smartly-styled front doors, often featuring decorative glazing complimented by side lights, fan lights, transom lights or pediments.

### **Chimneys**

As in the case of so many Victorian design features, its chimneys borrowed and combined decorative attributes from other styles. In many cases, Victorian chimneys would start with the dignified look of Georgian style brick chimneys and then modify that style through the addition of decorative top detailing bearing a striking similarity to French designs.

## **CALIFORNIA STYLE**

### **Overall Building Massing**

The California style includes all model types. Roof slopes are moderate at 6/12 to 8/12 with overhangs of up to 24”.

### **Roof Styles**

Permitted roof styles include cottage and side gables. Inset front facing gables are unadorned.

### **Window Styles and Placement**

Windows are variable sizes and a high ratio to wall surface. Windows often include definite transoms in rectangular or elliptical shape. Circle head or round top windows are not suited. Windows may be plain or include simple grill pattern.

### **Stone or Brick Profiles**

Stacked tyndal stone, ledge stone and stone tile may be applied in substantial form and subtle colors.

### **Exterior Cladding**

California homes are finished in sand float finish stucco.

### **Colors**

Colors suited to this style include light to medium neutrals with very subtle differences at detailing and cut lines. Pastel colors are not suitable.

### **Defining Details and Entrance Treatment**

Detailing on the California style is defined by subtle differences in stucco planes and shallows arch details. Recessed stucco channels may be appropriate for definition; however, raised stucco bands are not appropriate. The entry is wide and enclosed at the first level of a proportionate height and is often recessed.

## **CRAFTSMAN STYLE**

### **Overall Building Massing**

The Craftsman, or Arts and Crafts, style includes bungalows, 1½-storey and 2-storey designs with low pitched roofs. Roof overhangs are 1'6" minimum and 2'0" preferred. Verandas are integral and dormers emphasize the styling.

### **Roof Styles**

Permitted roof styles include cottage and gable roofs either side to side or front to back combinations. Roof pitches are 5/12 or greater than 8/12 with front facing inset gables.

### **Window Styles and Placement**

Windows have a vertical orientation: double hung or divided panes with grills in the upper sash while the lower sash is plain. Window surrounds are simple. Windows should be ganged in pairs at minimum.

### **Stone or Brick Profiles**

Brick, ledge stone and river rock are permitted and should be used on this style. Stone and brick may be applied at fireplace chases, columns, verandas and garages. Application in panel effect is discouraged. Stone tile is not acceptable finish for this style.

### **Exterior Cladding**

Craftsman style homes may be finished in smooth stucco, brick, siding or shakes. More than one dominant finish is used on each elevation, applied horizontally and separated by a wide trim board. Trims are generally painted, stained or metal clad. Stucco clad trims may not be suited.

### **Colors**

Colors suited to the Craftsman style include deep earth tones accented by heavy white trims. Colors may also be tone on tone.

### **Defining Details and Entrance Treatment**

Partial and full width verandas are a major element of the Craftsman style. Verandas often have a gable roof consistent in pitch and detailing with the main roof, and typically supported by massive tapered columns. The columns may be full height or half height resting on the veranda deck or extending from roof to ground. The base will be larger than the post and likely tapered in stone, shakes or a painted finish. Dormers and inset gables are finished in shakes, exposed beams or angle braces. Entry doors are simple in styling and include small glass panes.

## **COLONIAL STYLE**

### **Overall Building Massing**

The Colonial styles include 1½-storey, 2-storey and bungalow models designed with a simple rectangular footprint. Roof slopes are 7/12 or greater with eave overhangs of 12” to 18”. Dormers and/or front facing gables clad in the same material as the walls add interest and reinforce the styling.

### **Roof Styles**

Permitted roof styles include a hip roof and gables sloping either side by side or front to back. Style is further defined by entrance treatment. Roof pitch is 7/12 or greater. Dormers and/or front facing gables are common.

### **Window Styles and Placement**

Windows are aligned, symmetrically balanced and are strictly vertical in orientation. They may be ganged in pairs. Both top and bottom sash should have a grid pattern of 6 to 12 panes per sash.

### **Stone or Brick Profiles**

Brick or ledge stone are used in panel effect and, in addition, often adorn fireplace chases and chimneys. Full brick/stone fronts are encouraged in this style.

### **Exterior Cladding**

The Colonial home is commonly clad in brick or horizontal siding. Decorative moldings are typically installed at the eave line for emphasis. Acrylic or smooth stucco may be used in combination with brick, stone or shake finishes.

### **Colors**

Colors suited to the Colonial style are light neutrals (white and cream) for siding with red or darker tones for brick exteriors. Colors must be contrasting in tone. Trim and window colors are usually white. A dark accent color such as black, dark red or forest green is common.

### **Defining Details and Entrance Treatment**

Entrances may feature a full veranda, gable entry porch or pediment supported by pilasters. Shutters are characteristic of this style. Decorative moldings, gable trims and dormers reinforce this style.

## **HERITAGE STYLE**

### **Overall Building Massing**

All model types are included with an emphasis on grounded proportions where the eye is drawn to the street level. Roof slopes are moderate to high at 7/12 or greater. Roof overhangs are minimum 1'6" at moderate pitch and minimum 12" at higher pitch.

### **Roof Styles**

Permitted roof styles include hip or side to side and front to back gable. Front facing gables are clad in siding or shakes and are defined by shadow bands at the eaves.

### **Window Styles and Placement**

Windows have a vertical orientation and may include rectangular or elliptical transoms. Grills are installed in the entire pane or upper third. Heavy wood surrounds frame on all openings.

### **Stone or Brick Profiles**

Stone and brick are applied in a panel effect or as a substantial accent. When applied as an accent, the top edge is finished with a soldier course or heavy step trim.

Stone details should include base or columns and verandas. River rock is well suited. Stone tile is not appropriate when siding is used.

### **Exterior Cladding**

May be finished in smooth stucco, brick/stone, siding or shakes. A combination of finishes is commonly used. Trim and surrounds on stucco clad models are painted and not stucco clad. All siding profiles must be lap board style. Cover profiles will not be permitted. Hardi Plank siding is preferred.

### **Colors**

Colors suited to the Heritage style include deep earth tones accented by contrasting heavy trims. White and light cladding colors are not suitable.

### **Defining Details and Entrance Treatment**

Entrances are covered at a level that encloses and protects the space, at the first level or at a proportionate height. The style, width and detailing of the entranceway creates a sense of arrival. Verandas are common. Columns are solid and substantial with wide base or step detail top and bottom.

Glass lights in traditional styling are commonly included at the overhead door. Entry doors are simple and often include square glass panes. Style definition borrows heavily from the Craftsman style with shakes, shutters and gable braces.

## **PRAIRIE STYLE**

### **Overall Building Massing**

Two storey or bungalow style will be permitted. The footprint is often L shaped. Roof slopes are to be low, 5/12 or less with wide overhangs and deep fascias.

### **Roof Styles**

Characterized by a simple hip or side gable roof.

### **Window Styles and Placement**

Windows are large, organized and consistent in shape, often incorporating transoms. Windows are uncluttered by omission of grid patterns.

### **Stone or Brick Profiles**

Brick is the most desired material for this style. Ledge stone is permitted. Both brick and stone are applied in panel effect. Brick is smooth, often applied with a rock face soldier course to emphasize the horizontal. In the Estate series, a full brick front is required in consideration of vinyl siding at sides and rear.

### **Exterior Cladding**

Prairie style homes may be finished in smooth stucco or flat brick, often outlined with wood trim. Horizontal siding may also be used. Vinyl siding will not be permitted. Hardi Plank siding may be suitable.

### **Colors**

Colors suited to the Prairie style are mid to dark earth tones with monochromatic or darker contrasting trims.

### **Defining Details and Entrance Treatment**

Defining details are the horizontal presentation and simplified forms. The entry is typically recessed with side lights and is defined by approach. Entry doors are plain and may be oversized.