



Architectural Design Guidelines

Stage 5/6
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Architectural Design Guidelines

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1.0 **OBJECTIVE**

The following architectural guidelines have been compiled to assist you in problem free construction. We have taken steps to ensure that this information and engineering plans cover all aspects of design and construction in an effort to minimize problems prior to construction. The objective of these architectural directives is to achieve the highest possible standard of visual appeal in this subdivision for the immediate and long-term benefit to you, the builder.

2.0 **CONCEPT**

Each home should predominately attempt to integrate into the overall look of the subdivision. It is very important that the relative height, massing and style of each home complement its neighbor and the theme of the subdivision. The objective is to provide a subdivision theme of a French country and French classic atmosphere. The architectural guidelines are designed to provide visual control for the building massing, siting, style and colour, and to obtain the best possible streetscape appearance. Alternate exterior treatment may be requested to reinforce the streetscape. Emphasis will be concentrated on trying to create a strong curb appeal to each home through attention to detail on the front elevation.

3.0 **HOUSING DESIGN AND FENCING**

Because of a wide variety and individual taste in house types in any development, care must be taken to incorporate these unique values into our development, giving special attention to each home's relationship with neighboring properties. Relative heights, massing, style and attention to detail will be of utmost importance in assuring each home compliments its neighbor and the subdivision.

To achieve the highest possible standard of visual appeal, a requirement for architectural detailing and continuity will apply to all homes. These elements may include strong entrance treatments; the use of window grill and trim boards, shutters, built-up banding details, dormers, feature windows, and stone. The use of French traditional design elements is required, but all plans will be reviewed on their own merits.

3.1 **Building Form**

All homes should adhere to a two-to-one proportion of roof to wall plane. The minimum roof pitch specified and the use of mansard and hipped roofs are best suited for this form. Gable roofs should incorporate additional detailing such as representing the structural system. The use of dormers symmetrically placed on the roof will also simulate the French theme proposed.

3.2 **House Size**

Houses are to have a consistency of mass within the streetscape. As such, house widths and sizes must relate proportionately and logically to the lot width and neighboring houses. Minimum width on all lots shall be within two feet of the building pocket with the exception of pie shaped lots where discretion may be used for the massing requirements. Minimum house sizes shall be in accordance with the Land Use By-Law for the Town of Beaumont. Individual homes will be reviewed on their own merits of design, massing, proportion and compatibility.

3.3 **Repetition**

Identical front elevations may not be duplicated within three (3) adjacent lots or directly across the street, unless significant changes have been made to the house style, roof pitch and exterior materials to the satisfaction of the developer or his agent.

3.4 **Corner Lots**

Houses on corner lots require special design consideration. Flanking side elevations should carry details consistent with the front elevation, and avoid large expanses of blank wall space. Houses should have roof lines predominately sloped towards both streets. Bungalows and side splits are recommended, however, all model types will be considered within the foregoing criteria. In instances where flanking fences are not included in the development, side elevations should be considered as the primary entrance to the home.

3.5 **Fencing**

All fencing for house yards shall be constructed to match the developer supplied wood subdivision fence. The only approved colour for fencing is "Color Your World exterior stain: Bridgewater 30BG 15/026" or other brand so long as an exact match is attained.

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4.0 EXTERIOR FINISHES

4.1 Primary Finish

Finish materials are to be hardi-board; brick in a panel form or stucco of sand float finish. Vinyl siding will be permitted but on a limited basis. Premium or upgraded vinyl products will be required to ensure compatibility with the intended theme and to represent the period style for the area. The builder will be required to submit samples of the product along with the colour choices for approval.

4.2 Trim Materials

Munlin bars must be used on all windows facing the street including side windows of bays and any window within 3 feet of front corner.

The following items are typical and considered mandatory on all homes

- Column and railing details on front porches or decks
- Trim accents | battens on front windows and doors
- Shutters on front windows
- The use of stone or brick

In addition, detailing on all homes must incorporate items from the following to the satisfaction of the consultant.

- | | |
|-----------------------------|--------------------------------|
| • Columns | • Bay or boxed window |
| • Porches | • Scales |
| • Louvers | • Dentils |
| • Fleur de lis | • Shadow boards and build outs |
| • Additional brick or stone | |

Brick or stonework is required on all homes and shall return a minimum of 24" around corners. Brick or stonework is to be quiet and even tone and applied in a panel form. It is recommended that a minimum of 160-sq. ft. of stonework be allowed for in the design of the home, based on a 36' pocket lot and proportionately according to lot size in other circumstances. As indicated above, each home will be evaluated on its own merits in this regard.

All flues are to be contained in a corbelled chase with the same finish and detailing as the house.

4.3 Parging

Maximum recommended height of parging on all elevations shall be 1'0" above grade.

4.4 Exterior Colours

All homes must incorporate the use of two colours. In order to avoid repetition, identical primary colours may not be duplicated on adjacent lots or directly across the street. The use of a third accent colour is encouraged. It is strongly recommended that the overhead garage door be painted to match either the wall colour or the trim colour of the home unless the door is of a stained wood design. Characterized by a European theme, a wide array of colours with a contrast in trim is appropriate. Pastel colours do not lend themselves to this styling.

4.5 Roofing

Roof materials are to be architectural asphalt shingles. The selected roof shingles shall be from the attached list found in [Appendix 1](#) which may be revised upon the discretion of the architectural consultant. Minimum roof overhangs are recommended to be 12" - 18". Reduced overhangs may be allowed if they are proportionate to the design of the home at the discretion of the architectural consultant. The rooflines on any house must be consistent or complimentary to the total house design. Roof pitches are to be a minimum of 8/12, except for the 26-28' lots along 30th Avenue and the lots along Soleil Blvd up to the PUL lot on the west side of the property, where 4/12 and 6/12 will be acceptable. Selectively, at the discretion of the architectural consultant, 6/12 may be acceptable along Pellerin Crescent and further north up Soleil Blvd. Under no circumstances will any roof pitch of less than 8/12 be acceptable in instances where a lot backs onto an existing phase or north of block 11, lot 11 along Soleil Blvd. The roof pitch on a bungalow design may need to be increased to a higher pitch to ensure an acceptable streetscape.

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4.6 Windows / Doors

Front entry doors must contain a glass element and be sensitive to the French theme. All front-facing windows shall conform to a one-to-two or a two-to-three proportional rule and have shutters and related trims to represent the French double casement style. All windows should have a vertical orientation and may be ganged together. Bay and bow windows may be features, often with a curved roof. Decorative moldings are typically installed at crown and sill of windows, often combined with shutters.

4.7 Garage / Driveway /Walkway

Driveways are to be located in accordance to the approved driveway location plan as prepared by the developer's planning & engineering consultant. Attached double front garages are required. The maximum distance between the top of the garage door and the garage eave line should not be more than 2'0". Where the design exceeds this requirement the use of additional architectural feature to reduce the impact is required. The use of a Stockton or similar window panel is required in all garage doors. Driveways are recommended to be finished in exposed aggregate or stamped concrete. The use of broom-finished concrete will also be encouraged with a brick edge or other decorative edging such as exposed aggregate or stamped concrete. The use of any colored concrete must be approved. The front walkway must also be a continuous finish that is used on the driveway.

5.0 LANDSCAPING

5.1 Landscaping Deposit

- a) The developer shall collect from the builder a \$1,500.00 landscape and security deposit to ensure landscape compliance on each lot.
- b) The landscape deposit will be released directly to the homebuyer only upon fulfillment of the following requirements.

5.2 Landscaping Requirements

A landscaping package for the front yard of each lot will include a minimum of one (1) tree and full sod on front yard, and to the curb on the roadway. In addition a prepared shrub bed containing at least 4 shrubs shall be required. The tree shall be at least 9.0 cm (2") caliper for deciduous trees and at least 2m (6.6 ft.) in height for evergreen trees. The shrubs shall be a minimum of 18" high. The landscaping must be completed within 120 days of the home being substantially completed. Seasonal deficiencies will be accepted if late fall or winter occupancy occurs. One enhanced landscaping element needs to be incorporated into the design. This could be upgraded rock, paver edging, or other enhanced yard feature.

Completion of the landscaping forms part of the final acceptance requirements.

6.0 INTERPRETATION

The enforcement, administration and interpretation of these guidelines shall be at the discretion of the developer or its designated architectural consultant. The unfettered application of these guidelines shall be without notice or precedent.

7.0 SITING

7.1 Consultant

Check with the architectural consultant for all applicable drawings, and any special conditions.

7.2 City Regulations

Ensure that city regulations are met and note relevant plans regarding utilities and rights of way.

7.3 Grading

Check Building Grade Plans and conform to them. Do not grade to existing vacant lots or unfinished lanes, but to elevations provided.

7.4 Plot Plans

Plot plans must include the following:

- Scale 1:300 metric.
- North arrow.

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- Municipal address.
- Legal description of property.
- All property lines, designated and dimensioned.
- Size and location of proposed building(s) dimensioned to property lines, existing building and other structure where applicable.
- All cantilevers (including floor, bay windows, fireplaces, eaves, etc.).
- Abutting streets, avenues, reserves, etc.
- Easements and utility right-of-way labeled and dimensioned, accurately figured, explicit and complete.
- Spot elevations around building and drainage directions.
- Dimensions from property line to sidewalk and face of curbs.

No excavation shall commence without written approval of the developer or his agent.

8.0 SUBDIVISION APPEARANCE

8.1 Signage

In order to maintain cohesiveness for signage within the subdivision, the developer will supply all signage i.e., all model signs, directional signs and general information signs. The only signage to be supplied by the builder will be on lots owned or sold by that builder, and will only be permitted to be displayed inside the window of homes completed or under construction. A builder will only be permitted to use a lawn sign on one lot of their choosing. Excessive abuse of signage, including sandwich boards may necessitate removal of all builder signs. Individual address markers will be provided by the developer to maintain a uniform appearance.

8.2 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 immediately or the developer will arrange for its removal and invoice for expenses.

8.3 Clean Up

Builders should ensure timely removal by all sub trades of litter on building sites. Supply of bins by the builder is required. Loose debris and litter will not be tolerated under any circumstances. Failure to comply will result in a clean-up bill being charged to the lot, in an amount equal to not less than \$300 and entirely at the discretion of the developer.

8.4 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 the commencement of construction; otherwise costs for repairing any damages become the sole responsibility of the builder. Further, the builder will be responsible for curb and sidewalk maintenance during the period of construction or commitment to any lot. Mud must be removed at the end of each day of construction. As noted above in 8.3, failure to comply will result in a clean-up bill being charged to the lot, in an amount equal to not less than \$300 and entirely at the discretion of the developer.

9.0 APPROVAL PROCESS

Prior to building the builder inspects the lot and all services. All discrepancies or damages are to be reported to the developer in writing with the application.

Before applying to the City for a development permit, the applicant shall submit plans for approval by ICM Realty Group Ltd. please see the approval process in Appendix 2. Applications shall include the following:

- a) A complete sets of house plans;
- b) Plot plan, prepared by the developer's surveying partner showing lot house grades and drainage pattern, floor and garage elevations; and
- c) Completed application form.

ICM Realty Group Ltd. 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

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within three days of submission. Should disputes arise, the developer retains the right to make the final decision on the acceptability of plans.

Once approved, ICM Realty Group Ltd. 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 ICM Realty Group Ltd. ICM Realty Group Ltd. 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 builder is responsible for notifying ICM Realty Group Ltd. that the house is complete and ready for inspection. This notice must be in writing and contain a lot-grading certificate, signed by an A.L.S., certifying that the lot has been graded as per approved lot grading plan provided by the developer's planning and engineering consultant. In addition, the applicant must obtain a lot grading inspection report from the Town of Beaumont - Drainage Branch and provide same to ICM Realty Group Ltd. 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 excavation will be permitted until an acceptance letter is issued by ICM Realty Group Ltd.

10.0 DAMAGE DEPOSITS

A damage deposit of \$5,000.00 per lot or a Letter of Credit in the amount of \$5,000.00 to a maximum of \$25,000.00 at any given time is due prior to house plan and grade approval to cover:

1. Contravention of architectural objectives.
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

10.1 Damage Deposit Return Procedure

1. Exterior completed in accordance with these guidelines and as approved by the architectural consultant.
2. Final grading completed and landscaping completed satisfactorily.
3. Grading Inspection Report from the Town of Beaumont Drainage Branch.
4. Water valve exposed and marked.
5. Sidewalks, street, lanes, gutters and curbs cleaned.
6. Applications made in writing to ICM Realty Group Ltd.

DIRECTORY:

Developer	ICM Realty Group Ltd.	(p) 403.860.9222	John Courtliff	#225, 280 – Midpark Way SE Calgary, AB T2X 1J6
Engineer	Invistec Consulting Ltd.	(p) 780.984.9753	Ken Liu	1500 Baker Centre 10025 – 106 Street NW Edmonton, AB T5J 1G3

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Surveyor	Hagen Surveys	(p) (780) 464-5506	Sue Perras	8929 20 St NW Edmonton, AB T6P 1K8
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Appendix 1

APPROVED ROOFING PRODUCTS

IKO Slate	Cambridge 30	Weatherwood, Driftwood, Harvard Slate, Old World
BP	Eclipse 30	Stonewood, Twilight Grey, Weather Rock
Elk	Presique II 40/50 Grande	Weatherwood, Antique Slate, Antique Slate, Fossil Grey
GAF	Grand Sequoia	Slate Blend, Weatherwood
Domain		Weatherwood
Decra	Shake Profile	Compatible colours reviewed on individual basis
	Shingle	Fawn Grey, Slate

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Appendix 2

PROCEDURE FOR APPROVAL

STEP 1	Builder executes purchase and sale agreement with developer
STEP 2	Builder submits to the developer the security and landscape deposits to offset any damage which may occur to sidewalks, fences, curb boxes, gas lines, landscaping, Telus terminals, electric light terminals, water values, manholes, hydrants, curb and gutters, streets and any other structures and to ensure completion of landscaping by the eventual homeowner. These deposits also help to ensure that the builder adheres to the architectural guidelines.
STEP 3	Builder should discuss initial ideas for house design selection and layout with the developer or its agent.
STEP 4	The builder submits final approval documents as set out in 7.0 and 9.0 above.
STEP 5	Upon approval of all elements, the developer or its agent will issue an acceptance letter to the builder who in turn applies for a building permit from the Town of Beaumont.
NOTE:	<p>The issuance of an acceptance letter or other information by the developer or the consulting engineer or other agents of the developer in no way absolves the builder from complying with all requirements, statutory or otherwise, such as approval by the Town of Beaumont.</p> <p>The actual construction must not begin until a building permit is obtained from the Town of Beaumont.</p>
STEP 6	Builder excavates basements and cribs the footings to approved grades.
STEP 7	Builder constructs unit to approved specifications (grades, design, colours). Upon completion of all elements, builder advises the developer and requests Final Inspection in writing. Prior to inspection, the builder must ensure that the water valve is exposed and clearly marked and all concrete (sidewalks, curb and gutters, swales, etc.) is cleared of all snow, dirt and other debris.
STEP 8	Final Inspection is done by the developer or its consulting engineer regarding the compliance with approved plans, drainage patterns and damage to sidewalks, fences, curb boxes, gas lines, Telus terminals, electric light terminals, water values, manholes, hydrants, curb and gutters, streets and other structures.