



FOREST HEIGHTS

Architectural Design Guidelines

October 2020

Stage 9

Duplex – Front Attached Garage

CONTENTS:

DIRECTORY:..... 4

1.0 OBJECTIVE 5

2.0 CONCEPT 5

3.0 HOUSING DESIGN 5

 3.1 House Size 5

 3.2 Repetition 5

 3.3 Corner Lots 6

 3.4 High Visibility Lots 6

 3.5 Site Planning and Grading 6

4.0 EXTERIOR FINISHES 6

 4.1 Primary Finish 6

 4.2 Trim Materials 6

 4.3 Parging 7

 4.4 Exterior Colours 7

 4.5 Roofing 8

 4.6 Garage / Driveway / Walkway 8

5.0 LANDSCAPING 8

 5.1 Landscaping Deposit 8

 5.2 Landscaping Requirements 8

 5.3 Fencing 9

6.0 INTERPRETATION 9

7.0 DISPUTES 9

8.0 SITING 9

 8.1 Consultant 9

 8.2 City Regulations 9

 8.3 Grading 9

 8.4 Plot Plans 9

9.0 SUBDIVISION APPEARANCE 10

 9.1 Signage 10

 9.2 Excavation Material 10

 9.3 Clean Up 10

 9.4 Construction Activity 10

10.0 APPROVAL PROCESS 10

11.0 BUILDER SECURITY DEPOSITS 11

 11.1 Security Deposit Return Procedure 11

 APPENDIX ‘A’ – Examples of Detailing and Styling Elements 13

 APPENDIX ‘B’ – Overall Plan 14

 APPENDIX ‘C’ – Stage Plan 15

 APPENDIX ‘D’ – Fencing Detail 16

Architectural Design Guidelines

Architectural Design Guidelines

DIRECTORY:

- Developer:** **Forest Heights Developments Beaumont Ltd.**
Suite 328, 14127-23 Ave NW
Edmonton, Alberta T6R 0G4
Contact: Eleni Shaver
Ph: 780-435-1388
Email: mail@avillia.com
- Development Manager:** **Avillia Developments Ltd.**
Suite 328, 14127-23 Ave NW
Edmonton, Alberta T6R 0G4
Contact: Eleni Shaver
Ph: 780-435-1388
Cell: 780-435-1377
Email: mail@avillia.com
- Engineer:** **Select Engineering Consultants Ltd.**
Suite 201, 17220 Stony Plain Road
Edmonton, Alberta T5S 1K6
Contact: Leo Levasseur
Ph: 780-651-5777
Fax: 780-651-5757
- Architectural Applications:** **Windward Landtec Inc.**
12128 – 121A Street
Edmonton, Alberta T5L 0A4
Website: www.windwardlandtec.com
Contact: Ray Jacobson
Ph: 780-454-6799
Fax: 780-454-6896
info@windwardlandtec.com
- Surveyor:** **Pals Geomatics Corp.**
10704 – 176 Street
Edmonton, Alberta T5S 1G7
Contact: Ben DeJong
Ph: 780-455-3177
Fax: 780-455-2097

Architectural Design Guidelines

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 plan 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 Purchaser.

2.0 CONCEPT

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 treatments 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

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 neighbouring properties. Relative heights, massing, style and attention to detail will be of utmost importance in assuring each home compliments its neighbour and the subdivision.

To achieve the highest possible standard of visual appeal, a requirement for architectural detailing and continuity will apply to all homes. The natural landscape setting and history of the area provides for the perfect setting for this collection of **Art and Crafts and Craftsman as well as Prairie style themed homes**. The architectural themes we have selected provide elements that can be incorporated in a diverse range of styles, in a variety of applications. This framework will encourage originality and individual expression while the pattern of coordinated components and features establish the character of Forest Heights. These elements will include strong entrance treatments, the use of window grills and trim boards. The use of design elements particular to each style is required, but all plans will be reviewed on their own merits.

3.1 House Size

Houses are to have a consistency of mass and volume within the streetscape. As such, house widths and sizes must relate proportionately and logically to the lot width and neighbouring houses. Individual homes will be reviewed on their own merits of design, massing, proportion and compatibility. Minimum house 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. Homes incorporating a garage offset of more than 2’-0” will be reviewed for their acceptance. The minimum house width shall be 20’-0”.

3.2 Repetition

Similar or identical front elevations may not be duplicated within one lot or directly across the street, (XOAX) unless significant changes have been made to the house style, roof pitch and exterior materials to the satisfaction of the Architectural Consultant. It is recommended that the same model should not be placed side by side to ensure differentiation within the streetscapes.

Architectural Design Guidelines

3.3 Corner Lots

Houses on corner lots require special design consideration. Flanking side and rear elevations (on high visibility roadways) should carry details consistent with the front elevation, and avoid large expanses of blank wall space. House should have rooflines predominately sloped towards both streets and wrap to carry the detail to the rear of the home. Bungalows and side splits are recommended, however, all model types will be considered within the foregoing criteria.

3.4 High Visibility Lots

High visibility lots are identified on the marketing map. The rear elevation of homes on perimeter lots will require wall openings of a number and size appropriate to the area of wall surface, roof lines and suitable overhangs at cantilevers, box-outs and bay windows. In addition roof lines and decks will be required to prevent a three-story presence. An element of detail is to be included on these elevations to match the front elevation and overall design.

3.5 Site Planning and Grading

Site planning and grading must accommodate the natural slope of the land and variations in grade absorbed within the building mass as much as possible. Lot grading must be in strict conformance with the approved grading plan for the subdivision.

Front entry steps are to be a maximum of three risers per set. Where the grade calls for more than three risers, the run must be split. Exceptions to this requirement may be granted in consideration of unique design, topography and lateral bracing concerns. If there are more than 3 risers per set, the step will be a minimum of 4' wide with appropriate railing style.

4.0 EXTERIOR FINISHES

4.1 Primary Finish

Acceptable cladding materials include:

- Double 4/5 beveled, cove or traditional vinyl siding in a horizontal or vertical application
- Hardboard siding, prefinished (long life) siding in a horizontal or vertical application
- Stone in stacked application
- Fieldstone will be considered on an individual basis
- Stucco finishes will be accepted, on a review basis, provided that it is only a partial coverage and the home is sufficiently enhanced with multiple applicable style elements.

4.2 Trim Materials

To achieve the standard and caliber of visual appeal, a requirement for architectural detailing and continuity will apply to all homes. A pictorial example of the detailing can be found in Appendix A of this document. A number of mandatory, and optional elements are listed below:

Mandatory Elements:

- a. The use of window and door surrounds will be a feature on all homes. Trims will be a minimum of 6". In addition, all front gable end roofs will have a minimum 6" shadow bands. Exterior finishing and trim details must be consistent with the applicable style.

Architectural Design Guidelines

- b. Where columns or posts are used on the front of highly visible elevations, they are to be of substantial form and solid in appearance. Columns and posts should include suitable details at top and bottom.
- c. Windows and grill patterns must be consistent with the particular style.
- d. A minimum of 90 per unit sq feet of stone work will be required on the front of the home. Stone shall return a minimum of 24” around corners
- e. In addition, the verandahs and/or porch must be enclosed to grade and clad with stone. Lattice will not be permitted. Pre-cast steps will not require stone cladding. It is intended that this type of alternative treatment will only be used in limited locations and not dominate the streetscape. Risers must be closed back. All entrance areas must be accented with stone (i.e. Column detailed with stone). Stonework is to be complementary the main body colour of the home.
- f. All exposed wood (including PWF) must be stained out to match the wall colour or trim colour.
- g. No false fronts shall be permitted.
- h. All flues are to be contained in a corbelled chase with the same finish and detailing as the house.

Additional optional elements may be incorporated in the home design to the acceptance of the consultant:

- Classic Board and Batten detail with angle.
- Shadow Bands to detail gables
- Sill detail
- Shakes to reinforce styling.
- Height above overhead door kept to a minimum.
- Heritage or Prairie Style overhead doors and front entrance door.
- Wood Accent Material for Prairie Style.
- If stucco is used, try to incorporate two different colours of it.

4.3 Parging

Maximum height of parging on all elevations shall be 2’0” above grade and 1’.0” at the front of the home. On walkout lots, parging may be stepped down to a maximum of 3’.

4.4 Exterior Colours

Colours will be approved on an individual basis. Colours will not be duplicated on adjacent lots or directly across the street. The use of a third accent colour is required. This colour may typically be used on the front door or may be used in combination of trim elements for the home. In keeping with the neighborhood and in consideration of blended streetscapes, pastels, bright colours, whites and linens are not permitted. Darker colours will dominate the streetscape (i.e. “Forest” themed colours in darker greens, earth tones, browns, greys, etc.)

Architectural Design Guidelines

4.5 Roofing

Roof materials are to be architectural asphalt shingles. The selected roof materials are IKO Cambridge 30, BP Harmony or GAF Armourshield II in Dark Grey, Dark Brown, or Black only. Alternative shingles as approved by the consultant. In addition, other roof finishes will be considered if it can be shown by the applicant that they are in keeping with the overall objectives of the area. The rooflines on any house must be consistent or complimentary to the total house design. Roof pitches are to be a minimum of 6/12 (Craftsman Style), 8/12 (Arts and Crafts Style) and 4/12 (Prairie Style). The roof pitch on a bungalow design may be required to be increased to a higher pitch to ensure an acceptable streetscape. The minimum fascia size will be 8". Minimum roof overhangs are to be 18" and 24" for Prairie Style.

4.6 Garage / Driveway / Walkway

Driveways are to be located in accordance to the approved driveway location plan. Attached single front garages are required. The maximum distance between the top of the garage door and the garage eave line should not be more than 18". 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 (traditional style) is required for the garage doors on bungalows. Driveways are to be plain concrete, exposed aggregate, stamped concrete or paver stones in approved colour. The front walkway must be a minimum of poured concrete in broom finish. Individual patio blocks will not be permitted.

The driveway is not to exceed the width of the garage to the garage front where the width may then flare to include a walkway to the front of the home or the rear yard. A wider driveway may be considered if it can be demonstrated that it does not compromise drainage and does not detract from the streetscape and landscaping standards.

All oversized garage doors will be reviewed for acceptance.

5.0 LANDSCAPING

5.1 Landscaping Deposit

It is recommended that the builder collects and administers a landscape deposit from home buyers (recommended amount of \$2,000) in the event that the builder does not landscape the lot prior to sale to home buyer.

5.2 Landscaping Requirements

The landscape design must include a MINIMUM of ONE TREE and a prepared SHRUB BED containing at least 4 shrubs and FULL SOD ON FRONT YARD, AND TO THE CURB on the roadway. The tree shall be at least 4.5 cm (2 ") caliper for deciduous trees and at least 2.4 m (8 ft.) in height for evergreens trees. The shrubs shall be a minimum of 18" in height or spread. A prepared bed is defined by edging (landscaping vinyl, concrete, etc.) with wood chip mulch or groundcover. Native grasses may be considered for groundcover in the planting beds, but must be approved by the consultant.

Low maintenance, low water use landscaping in the front yard will be considered, but will require the submission of detailed plans for approval prior to construction. The use of hard surface landscaping rather than sod will require the planting of additional trees and extensive shrubbery, to visually soften the hard surface and achieve greenery.

Architectural Design Guidelines

The landscaping must be completed within 180 days of the home being substantially completed. Seasonal deficiencies will be accepted if late fall or winter construction occupancy occurs.

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

5.3 Fencing

Fencing shall be consistent in design and color with the fencing style established for the subdivision. A copy of which is attached. Appendix D.

6.0 INTERPRETATION

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

7.0 DISPUTES

Should any questions or disputes result from individual concerns; the Developers decision will be final.

8.0 SITING**8.1 Consultant**

Check with the Architectural Consultant for all applicable drawings, and any special conditions.

8.2 City Regulations

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

8.3 Grading

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

8.4 Plot Plans

Plot plans must include the following:

- * Scale 1:300 metric.
- * North arrow.
- * 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.

Architectural Design Guidelines

9.0 SUBDIVISION APPEARANCE

9.1 Signage

In order to maintain cohesiveness for signage within the subdivision, all signage will be supplied by the Developer, i.e., all model signs, directional signs and general information signs. The only signage to be supplied by the Builders will be on lots owned or sold by that Builder. Excessive abuse of signage, including sandwich boards may necessitate removal of ALL Builder and Realtor's signs.

9.2 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 neighbouring lot must be removed immediately or the Developer will arrange for its removal and invoice for expenses.

9.3 Clean Up

Builders should encourage timely removal by all subtrades of litter on building sites. Builders will be provided with a 48-hour notice period; failure to comply will result in a clean-up bill being charged to the lot. Supply of bins by the Builder is recommended. Any general clean up of the subdivision implemented by the Developer can and will be charged pro-rata to all builders.

9.4 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 at time of purchase/possession of the lot; otherwise costs for repairing any damages become the sole responsibility of the Purchaser.

10.0 APPROVAL PROCESS

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

Before applying to the City for a development permit, the applicant shall submit plans for approval of **WINDWARD LANDTEC INC.** Applications shall include the following:

- a) One complete sets of house plans;
- b) Plot plan, prepared by **Pals Geomatics Corp.**, showing lot house grades and drainage pattern, floor and garage elevations; and
- c) Completed application form.

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 three days of submission. Should disputes arise, the Developer shall make the final decision on the acceptability of plans.

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

Architectural Design Guidelines

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-grading certificate, signed by an A.L.S., certifying that the lot has been graded as per approved lot grading plan provided by the Engineering Firm. In addition, the applicant must obtain a lot grading inspection report from the Town of Beaumont (if available) and provide the 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 Vendor.

No stakeout will be granted until approved by WINDWARD LANDTEC INC.

11.0 **BUILDER SECURITY DEPOSITS**

A security deposit is due prior to house plan and grade approval to cover:

1. Contravention of architectural objectives.
2. Contravention of landscaping requirements.
3. 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

11.1 **Security Deposit Return Procedure**

The security deposit shall be released to the Owner upon satisfactory completion of the house as per the architectural approvals as detailed below:

1. Exterior completed in accordance with these guidelines and as approved by the architectural consultant.
2. Forest Heights specific address plaque has been installed (Appendix E)
3. Final grading completed satisfactorily.
4. Rough Grade or Final Grade Certificate provided
5. Grading Inspection Report from the Town of Beaumont. (if available)
6. Water valve exposed and marked.
7. Sidewalks, street, lanes, gutters and curbs cleaned.
8. Applications made in writing to WINDWARD LANDTEC INC.
9. No refunds for house conformance will be completed until the Developer receives Final Acceptance from the Municipality.

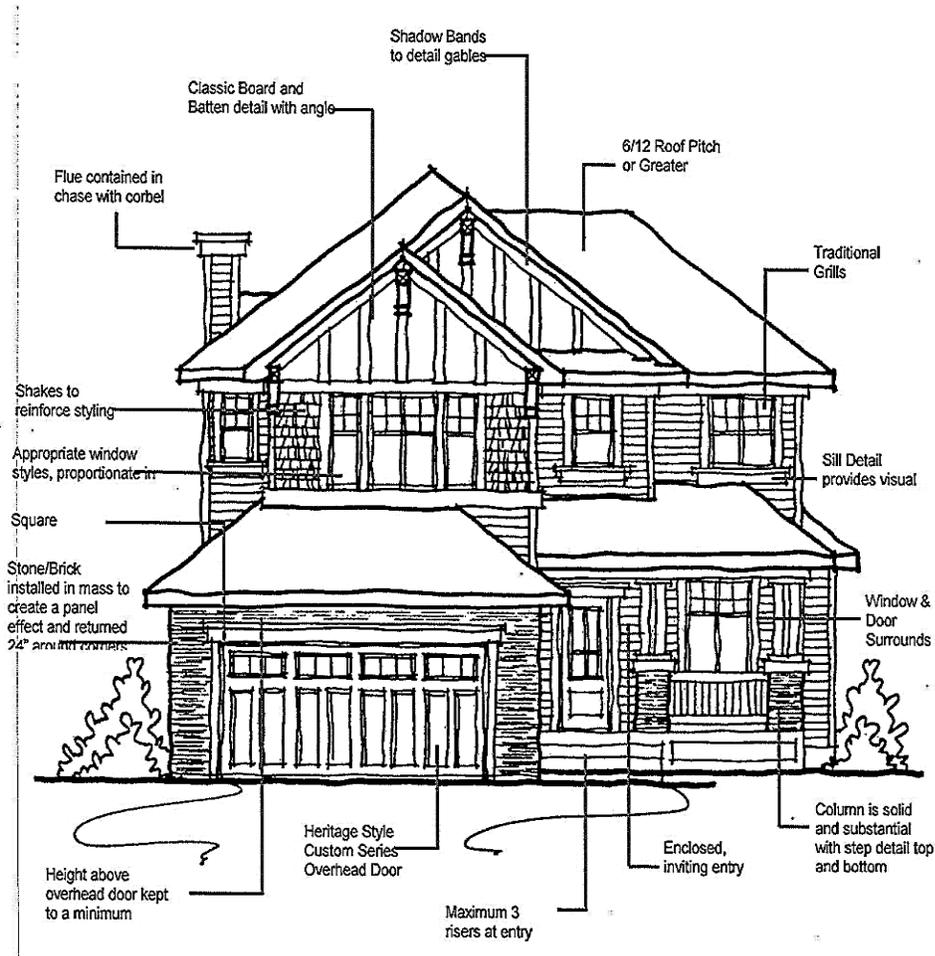
Architectural Design Guidelines

10. Landscaping completed as per requirements.
- 11. Any deficiencies or damages as listed in 10.0 (2) above will be deducted from the security deposit.**

Architectural Design Guidelines

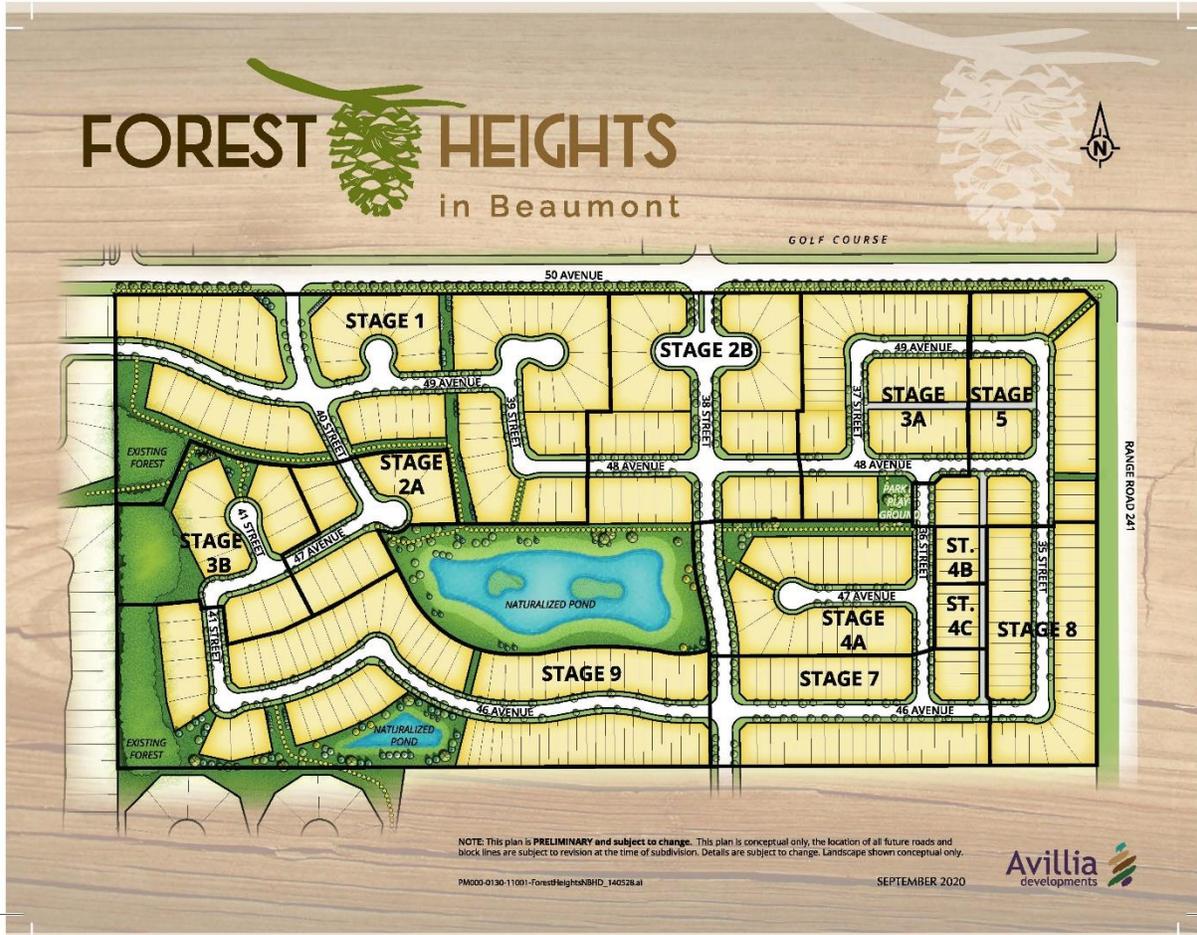
APPENDIX 'A' – Examples of Detailing and Styling Elements

Example of Detailing and Styling Elements required in Forest Heights



Architectural Design Guidelines

APPENDIX 'B' – Overall Plan



Architectural Design Guidelines

APPENDIX 'C' – Stage Plan



APPENDIX 'D' – Fencing Detail



Forest Heights Fencing Detail

For any questions please contact:

Avillia Developments

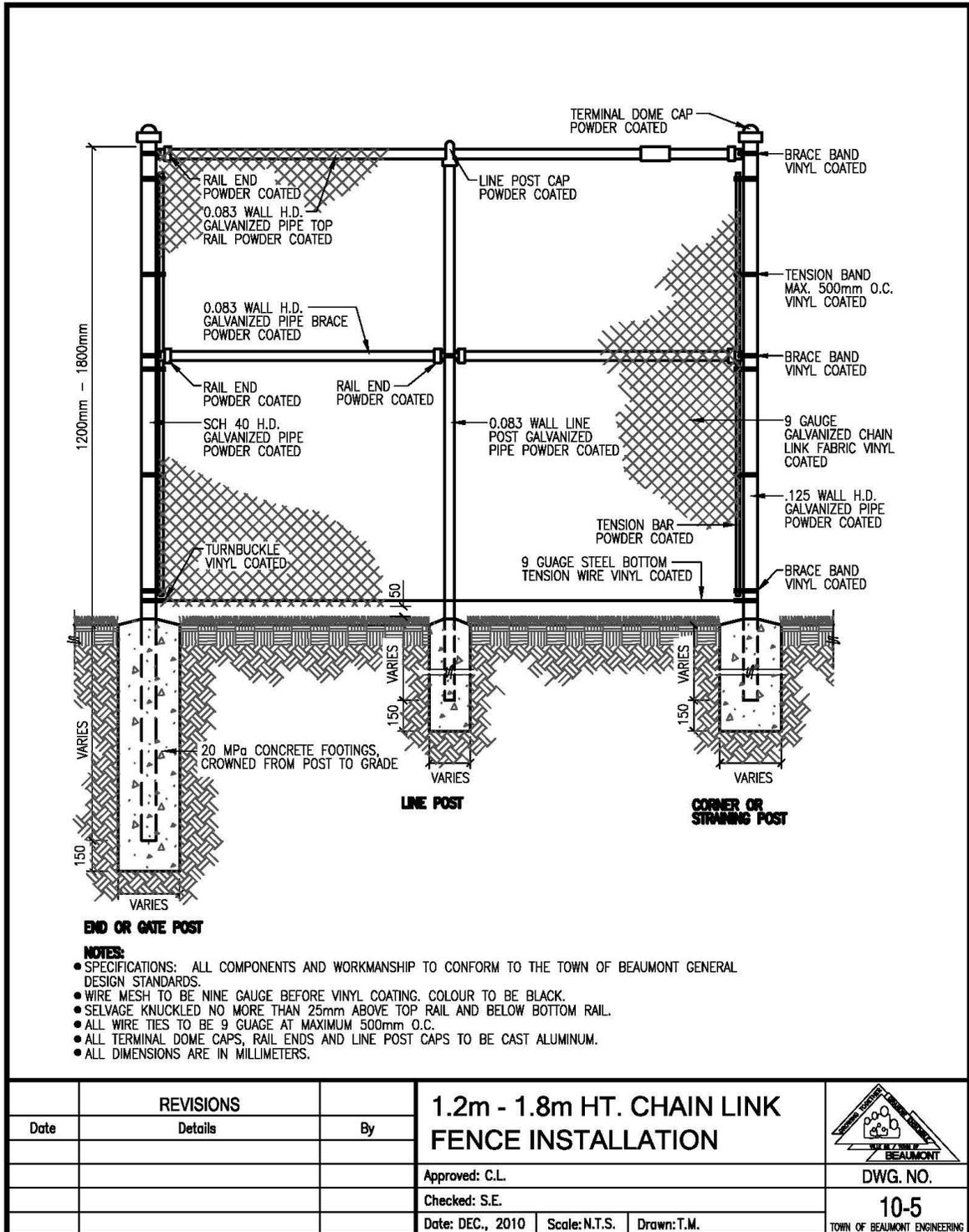
Suite 328 14127 23 Avenue

Edmonton, AB, T6R 0G4

(780) 435-1388

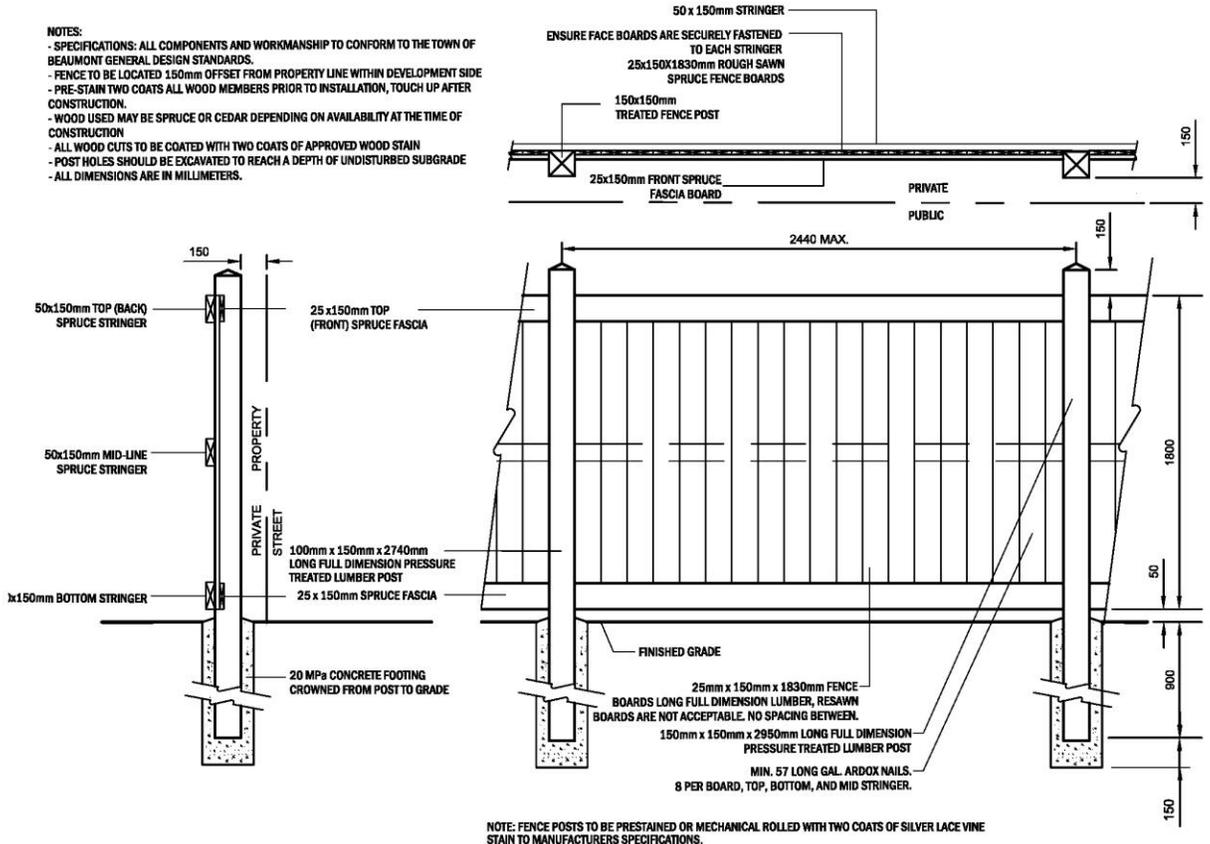
Architectural Design Guidelines

Architectural Design Guidelines



Architectural Design Guidelines

- NOTES:**
- SPECIFICATIONS: ALL COMPONENTS AND WORKMANSHIP TO CONFORM TO THE TOWN OF BEAUMONT GENERAL DESIGN STANDARDS.
 - FENCE TO BE LOCATED 150mm OFFSET FROM PROPERTY LINE WITHIN DEVELOPMENT SIDE
 - PRE-STAIN TWO COATS ALL WOOD MEMBERS PRIOR TO INSTALLATION, TOUCH UP AFTER CONSTRUCTION.
 - WOOD USED MAY BE SPRUCE OR CEDAR DEPENDING ON AVAILABILITY AT THE TIME OF CONSTRUCTION
 - ALL WOOD CUTS TO BE COATED WITH TWO COATS OF APPROVED WOOD STAIN
 - POST HOLES SHOULD BE EXCAVATED TO REACH A DEPTH OF UNDISTURBED SUBGRADE
 - ALL DIMENSIONS ARE IN MILLIMETERS.

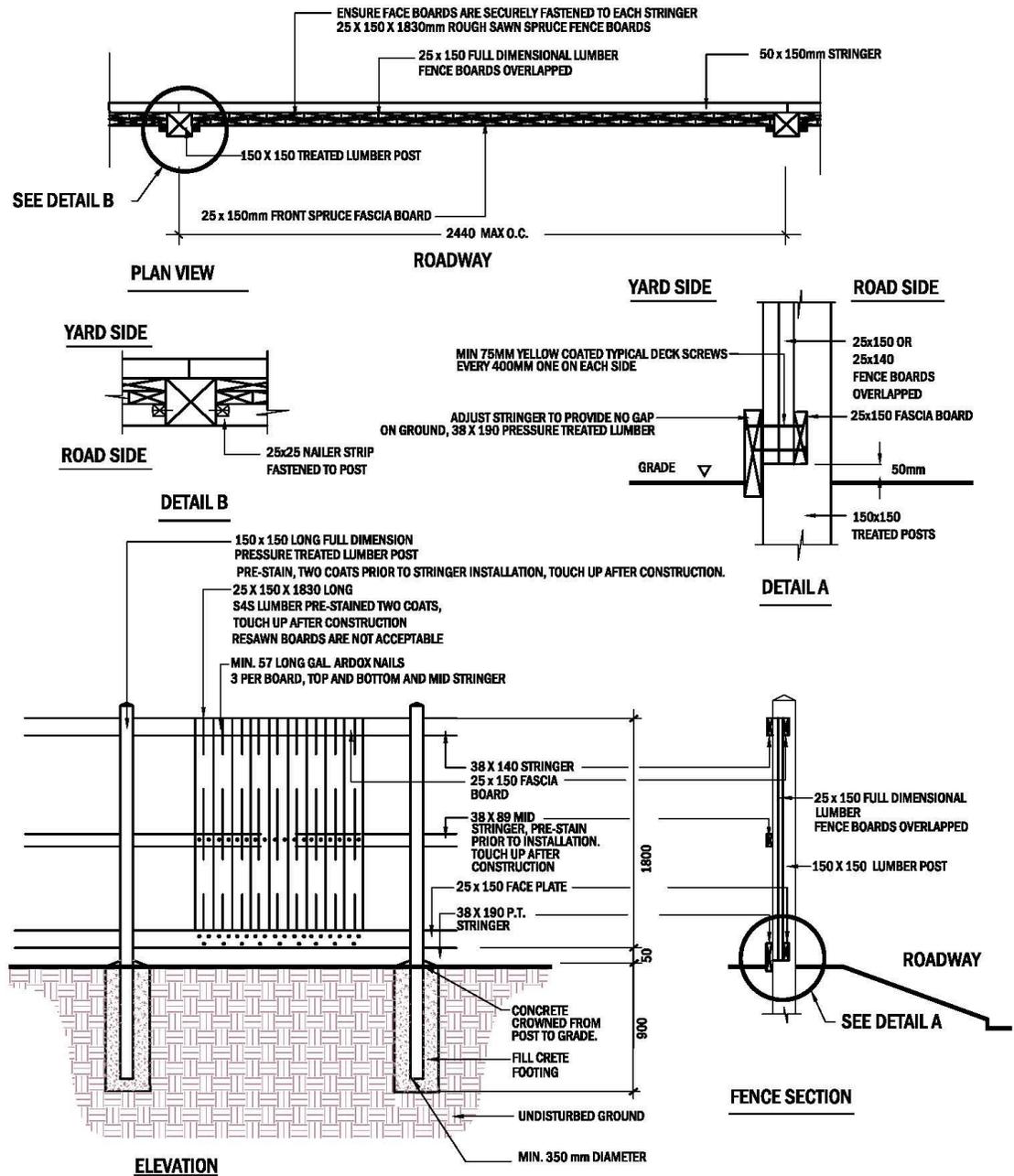


WOOD SCREEN FENCE ENHANCEMENTS

SCALE: N.T.S.

NOTE: FENCE POSTS TO BE PRESTAINED OR MECHANICAL ROLLED WITH TWO COATS OF SILVER LACE VINE STAIN TO MANUFACTURERS SPECIFICATIONS.

Architectural Design Guidelines



- NOTE:**
- POST HOLES TO BE EXCAVATED TO REACH A DEPTH OF UNDISTURBED SUBGRADE.
 - FENCE POSTS TO BE PRESTAINED OR MECHANICAL ROLLED WITH TWO COATS OF SILVER LACE VINE STAIN TO MANUFACTURER'S SPECIFICATIONS.
 - NO SPACING BETWEEN BOARDS

NOISE ATTENUATION FENCE ENHANCEMENTS

SCALE : N.T.S.



FENCE COLOUR SPECIFICATIONS

Supplier: Cloverdale Paints

Silver Lace Vine
B-4Y48, C-7Y, D-1Y
White Base

This is for a 5 Gallon mix.

Architectural Design Guidelines

APPENDIX 'E' – Address Plaques



- Raised
- Recessed



BEHREND S

2207-91 Avenue NW
Edmonton, Alberta T6P 1L1
P 780 464 5177 F 780 467 6516

Forest Heights Address Plaque Order Form 2020

ITEM	Cast Address Plaque - HORIZONTAL		
QTY	TBD		
STYLE	500		
MATERIAL	Aluminum		
SIZE	14.67"W x 8"H		
THICKNESS	0.375" (0.125"relief)		
FACE	URKI A1831		
EDGE	Espresso (PMS 4625C)		
BKGD	PLE03 / Espresso (PMS 4625C)		
PROCESS	Cast / Handset / Existing Base Pattern		
MOUNT	Concealed / Offset (0.125") / (4) Cast Integral Bosses / (4) #10-24 Threaded Stainless Steel Pins		
FONT	Avalon / 4.39" Letter Height / Centered		

FORMAT	W	H	DIGITS	BUILDER COST
Vertical	14.67"	8"	4	\$239.96*

*+Tax & Shipping
The home builder can either pick up their plaque or have it delivered (\$18 delivery fee applies)

INSTRUCTIONS

Enter Address Digits in spaces provided.
Allow 4-6 weeks for delivery

Plaque #1

Road Name: _____

Plaque #2

Road Name: _____

Plaque #3

Road Name: _____

Plaque #4

Road Name: _____

Plaque #5

Road Name: _____

CUSTOMER INFORMATION

Name: _____

Address: _____

City: _____ Postal Code: _____

Ph#1: _____ Signature: _____