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# Black Stone



## Architectural Guidelines

October 2023



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# INTRODUCTION



## BLACK STONE

The community of Black Stone is situated on the south west side of Leduc. Black Stone will be a community with distinct character developed through enduring architectural elements that define the character of each home. The unique personality of the community will be expressed through a careful blend of traditional and modern home styles; resulting in a highly desirable neighbourhood that appeals to many buyers.

Inspiration for the architecture in Black Stone will be derived from classic architectural styles that have dominated North America this past century. Black Stone will combine the charm of well-defined traditional architectural styles with the edginess of the progressively modern to form the creative base from which the exteriors of the homes will be developed.

Black Stone will be a diverse community with an assortment of housing types that will accommodate the varying needs of buyers. The mix in product types will be unified through common design elements and features that reinforce the character and lifestyle of the neighborhood in an expression of harmony.





## AMENITIES

The community of Black Stone will cater to families, couples, and individuals. The community features a skating rink, pirate playground, and an extensive network of pathways for residents to enjoy. A future school has been planned for the community and will be an additional amenity within Black Stone once built.

## MARKETS

The phases in the community of Black Stone will address market expectations with product lines that include:

- Townhomes
- Semi-detached homes
- Lane homes
- Single family homes

# ARCHITECTURAL GUIDELINES OBJECTIVES

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The architectural guidelines for Black Stone will establish the character of the community and maintain the integrity of the community for years to come. The guidelines will aim to ensure that the community of Black Stone presents an impression of quality yet recognizes the importance of affordable housing product.

## GENERAL

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The developer's architectural consultant (E2 & Associates) will review all homes in the community of Black Stone, to ensure compliance with all aspects of the architectural guidelines before being permitted to proceed for permits and construction.

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

## LAND USE AND ZONING REGULATIONS

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Due to the variety of land use and zoning requirements in Leduc, Alberta all builders are to ensure familiarity with the appropriate requirements and stipulations.

## SITE PLANNING

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### HOUSE PLACEMENT

Builders are to choose home designs that are suited to all the attributes of the lot. Builders are to review all available information and ensure the proposed house takes into account the lot size, lot location, site grading and view potential. Houses are expected to fill the lot width appropriately, avoid unnecessary use of retaining walls and provide interesting and appropriate elevations in exposed locations.

No portion of a building may encroach into neighbouring lots, unless permitted by the City of Leduc Bylaws.

### SETBACKS

General setbacks on all lots will be governed by the minimum setback requirements as per the City of Leduc Bylaw requirements.

### FRONT SETBACK

The developer's architectural consultant will monitor front setbacks. To create more interesting streetscapes variety will be provided in the front setbacks along the street.

In areas where a more expansive street ambience is desired, an increase in the minimum front setback will be utilized and variety between units will occur. Homes with greater massing will require increased setbacks to reduce their dominance on the street.

Minimum front setback requirements from the property line will follow City of Leduc Bylaw:

- RSD (Residential Standard District) - 4.0m with lane / 6.0m without lane
- RNL (Residential Narrow Lot) - 4.0m with lane / 6.0m without lane
- MUR (Mixed Use Residential) - 4.0m with lane / 6.0m without lane
- RSL (Residential Shallow Lot) - 4.0m

## CORNER LOT SIDEYARD SETBACK

Minimum side yard requirement, as per the City of Leduc Land Use Bylaw:

- 20% of lot width to minimum of 2.4m

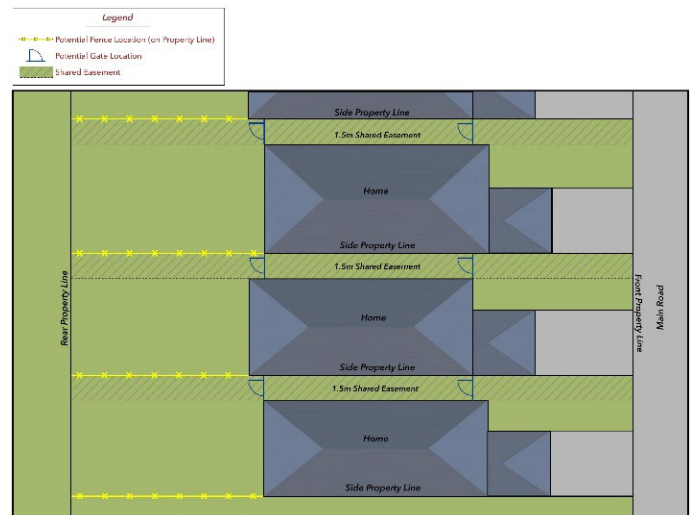
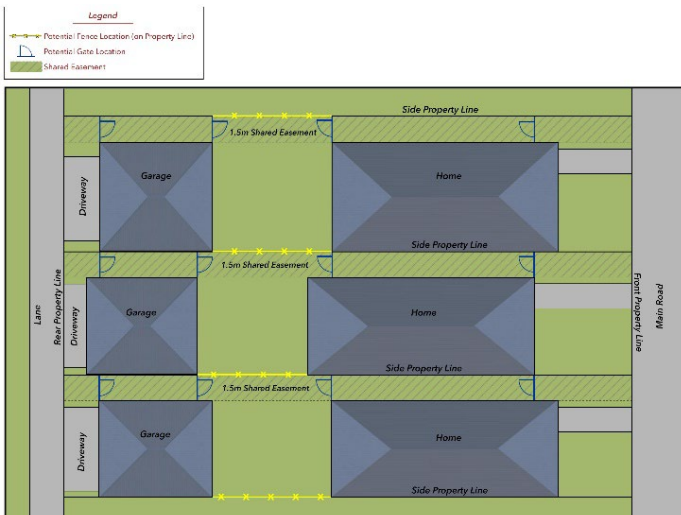
## ZERO LOT LINE – FENCING & EASEMENT INFORMATION

Due to the proximity of your home and secondary buildings to the property line, an easement is registered on title that allows you to access your neighbour's lands and your neighbour to access to yours. This easement makes it possible to build structures on or near the property line and to access the side of the buildings for maintenance.

Please follow the guidelines outlined below when building any additional structures or fences on your property. These guidelines take into consideration that you are not allowed to erect buildings or add improvements, like a fence, that interfere with the rights of your neighbour over the easement portion of the property. Additional structures include: cement walkways on the side of the property, fully completed landscaping, fencing or any other structure that impedes your neighbours ability to appropriately and safely construct their home.

By following these guidelines, it reduces the chance of damage occurring to your fence/additional structures and liability from neighbouring landowners.

1. Do not erect a fence that prevents or impedes your neighbours' rights under the easement. If you do, you may be liable for interfering with the rights set out in the easement. If found liable, you will be responsible to pay for damages caused to alter the location of the fence or remove it entirely. **The developer, neighbouring homeowner, or builder will not incur any costs associated to replace, remove, or alter the location of your fence, additional structures, or landscaping.**
2. We encourage homeowners to hold off on building your fence or additional structures until the neighbouring lot has completed construction. Rights stated in the easement related to construction of a building give your neighbour the right to move a fence in order to enlarge their building, or to complete construction. This process may cause damage to your fence, additional structures, or your landscaping.
3. You may also be liable for interfering with the rights granted in the easement if you install locks on your gate(s). Latches are acceptable so that your neighbour can have access to the lot as stated in the easement.
4. If you plan on building a fence in an area that restricts access to the lot as stated in the easement, then we recommend you install a gate to allow your neighbour to have access. Your neighbour still has the right to remove your fence if it is built in a location that restricts access. Please consult with your neighbour before erecting a fence of this nature.





## UNUSUAL SHAPED OR PIE LOTS

The architectural consultant will review the siting of all houses and ensure the siting of houses on pie lots is acceptable to the streetscape and compatible with adjacent houses. Builders are encouraged to choose house plans that can be centered on these lots with greatest exposed frontage to the street.

## SITE COVERAGE

Total site coverage will be as per the City of Leduc Bylaw requirements.

## GRADING

- Builders are responsible for ensuring that the house type is suitable to the lot grading and all grading will be subject to requirements of the local lot grading Bylaw.
- Builders are to familiarize themselves with the engineering grade plan and ensure that drainage patterns are established on all lots that channel surface water away from the house on all sides and into adjacent drainage swales and storm water systems.
- Grading and drainage patterns must coordinate with adjacent lots. No drainage across adjacent lots can occur.

Minimum permitted slopes: - all grassed/landscaped areas – 2%

Maximum permitted slopes: - Front and rear yards - 15%

- Side yards – 33%

- Driveways – 10%

- Downspouts are to be positioned to direct water away from the house, to adjacent streets or side or rear drainage swales. Storm water cannot be directed onto adjacent lots.
- The City of Leduc has agreed to permit basement window wells in the Black Stone community. Home foundations are to be set to minimize the distance from the main sub-floor to the grade while ensuring that the Alberta Building Code requirements for backfill height (9.15.4), footing size (9.15.3), waterproofing (9.13.3), window well drainage (9.14.6.3) and window well egress (9.9.10.3) are adhered to.
- Front entry steps are recommended to be a maximum of 4 risers. Wherever the grading requires 6 risers or greater the step must include a split with a landing.

## RETAINING WALLS

- Builders are to choose houses that suit the lot grading and avoid unnecessary use of retaining walls.
- Failure to adhere to the building grade plan or approved grades may result in the need for a retaining wall.
- If retaining walls are required, they will be entirely the responsibility of the builder and/or homeowner.
- All retaining structures must be within property lines.
- Any retaining wall exceeding 1.00 metre in height MUST be approved by a professional engineer and may require a development permit.



# GENERAL REQUIREMENTS

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## HOUSE TYPES

The community of Black Stone will accommodate a variety of house types to maintain a pleasing and consistent streetscape. Builders may be required to increase or decrease the overall massing of a home to ensure compatibility within the streetscape.

## HOUSE SIZES

Minimum house sizes are not specified in Black Stone. Houses are expected to have a consistency of mass and volume within the streetscape. Houses that are not suitably consistent will require alterations to improve their streetscape presence. Maximum house sizes apply as set out in the Land Use Bylaw.

## HOUSE WIDTHS

Houses are expected to utilize the lot width available to provide maximum frontage to the street. Houses that do not relate proportionately to the lot width will be required to provide box-outs or extensions to meet the house width expectations.

## BUILDING HEIGHT

The maximum building height will be as per the City of Leduc Bylaw requirements.

## GARAGES & DRIVEWAYS

The varied product types in Black Stone will include both front attached garages and rear garages and/or parking. Homes in Black Stone that are permitted front drive garages must include:

- A minimum garage width of 19'
- Driveways to a maximum width of the garage.
- Driveways completed in a minimum of broom finished concrete.
- When lot size permits, garages are to be offset to fill the lot width. (minimum 2')
- Rear detached garages are to be consistent with the style, finish and colour of the house.
- Rear garages and parking spaces are to be sized to accommodate 2 vehicles.



## EXTERIOR DESIGN

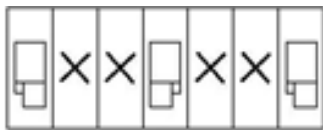
### REPETITION

To further ensure that homes offer an element of distinction, separation will be required between colour schemes or similar colour selections. There must be a minimum separation of two (2) homes when located on the same side of the street, and a minimum of two (2) homes if located on the opposite side of the street.

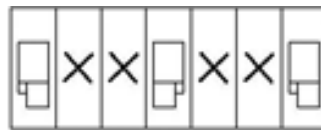
### COLOURS

To further ensure homes offer an element of distinction on streetscapes separation will be required between colour schemes.

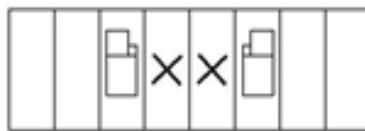
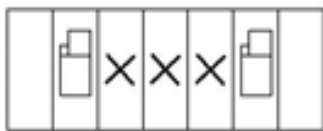
Black Stone community will promote a progressive, inviting, and appealing streetscape by offering different architectural styles and designs. The community will combine traditional elements and styles with modern exterior design to create visually dynamic streetscapes.



STREET



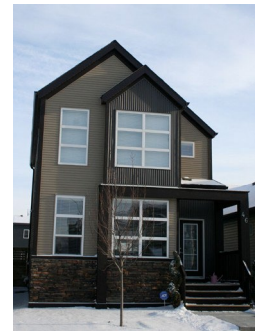
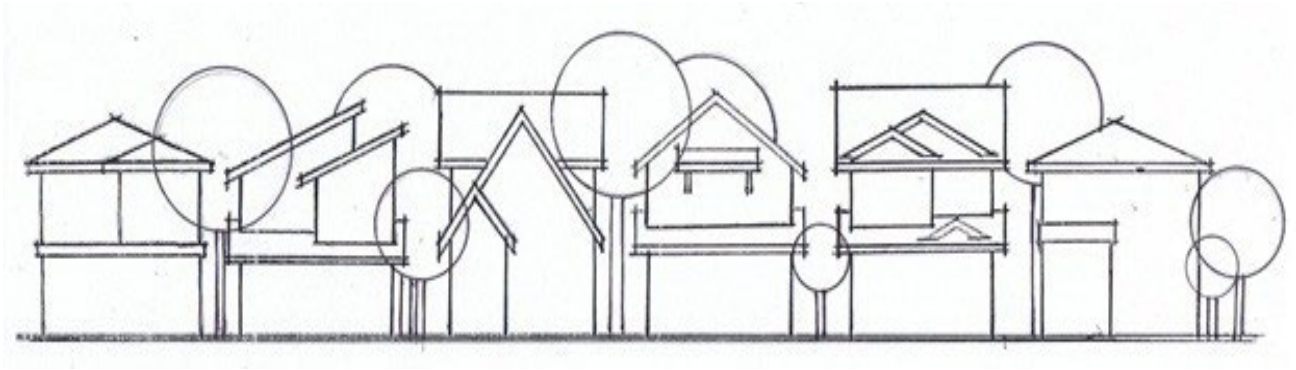
STREET





## PRAIRIE, CRAFTSMAN, MODERN HERITAGE AND URBAN MODERN

To address a diverse market, designers and builders are encouraged to develop a comprehensive portfolio of exterior styles, colours, and tones to offer prospective buyers.





## PRAIRIE

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- Low, sloped hip rooflines
- Simple trims
- Large windows in consistent configurations
- Smooth masonry finish
- Horizontal elements
- Strong vertical wing walls
- Single storey wings or box-outs
- Contrasting wall materials



## CRAFTSMAN

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- Low, sloped open gable rooflines
- Multiple gable rooflines
- Repetitious window patterns
- Accent material in gable ends
- Full or wrapped porches
- Simple bracket or beam details
- Simple square columns



## MODERN HERITAGE

The Modern Heritage style expresses a reinterpretation of traditional architectural styles. Maintaining traditional roof forms and massing and integrating elements with more modern characteristics will provide exteriors that express a new current flair to trusted architectural styling.

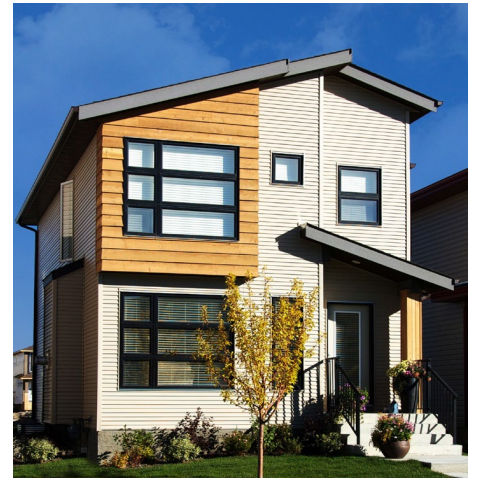
- Pitched rooflines with either gable or hip styles
- Enlarged windows
- Straight, clean battens
- Metal trims, brackets or trelliswork
- Clean, smooth panels or corrugated metal panels
- Strong block type brick or stone



## URBAN MODERN

The Urban Modern style will permit for exterior designs with a progressive edge. These homes will utilize modernized roof shapes, unique window configurations, and clean detailing to provide inspiring alternatives to home buyers.

- Flat or angled rooflines
- Clean lines, contemporary design
- Unique details

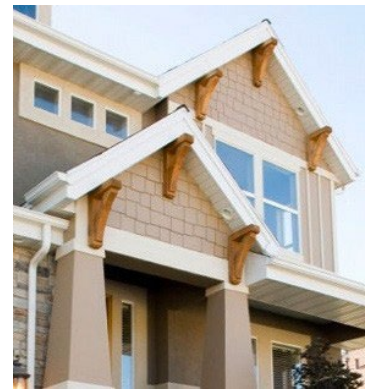




# ROOF DESIGN & PITCH

A variety of roof pitches will be promoted throughout Black Stone. The roof design and pitch must be well suited to the style of exterior represented.

- Single sloped rooflines will be permitted when suited to the overall house design provided the overall massing addresses a traditional form. A low-sloped pitch of 4/12 is recommended for this roof type.
- Flat roofed accent areas will be encouraged to emphasize a modern persona throughout Black Stone.
- Minimum roof overhangs are to be 1'6", except where the architectural style commands that suitable overhangs are either larger or smaller.
- Notwithstanding the above note on roof overhangs, Zero Lot Line lots will require 12" overhangs.
- Rooflines are to be made as interesting as possible through variation of rooflines and the use of dormers and gable ends.
- Rooflines on all highly exposed elevations (side and rear) are to incorporate dormers or gable ends with decorative treatments that match to the front elevation.
- Second storey roof line features are to match the front elevation in all high exposure locations.
- Lower profile homes such as bungalows may require steeper pitched rooflines in order to provide compatible massing on the streetscape.





## FRONT ENTRIES

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The front entry of a home is an integral element of the overall design and is expected to be a focal point of the front elevation and/or exposed side elevation. Front entries provide an opportunity to express the character of the home and create a welcoming feature. Front entries are to be enhanced with decorative treatments that encompass the style of the home.



## FRONT DOORS

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Stylish doors can immediately set the tone of the exterior design of a home and considerations for the following addressed:

- Door locations are to be as highly visible as possible.
- Doors with a modern edge that are suited to architectural style are preferred.
- These doors may be flat slab doors with unusual glazing insert patterns, corrugated metal inserts or other unusual decorative features.
- Front doors cannot be left white, and must be painted or stained to accent the home's colour scheme.



## PORCHES

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Front porches will be encouraged when suited to the style of the home. Porches are to portray the progressive side of Black Stone through the incorporation of simple wood railings, stylized brackets and trim work.

The front porch may also be finished in smooth or exposed aggregate concrete with metal, glass or no railings.

All porches must include:

- All vertical surfaces painted to match the trim or wall colour of the home. Pressure treated material may only be used for flat surfaces.
- The bases of all porches are to be closed in and finished in an appropriate solid material.
- Lattice panels are not acceptable.
- Porches are to be a minimum of 5 feet deep.



## FRONT STEPS

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- Wood steps are acceptable if constructed in cedar or pressure treated wood with closed risers and sides.
- Risers and all vertical surfaces are to be painted, stained or finished as per the approved finishing details.
- Poured decorative concrete steps are permitted and are to match the sidewalk finish.
- Precast concrete steps will be permitted.
- Front steps are to be a maximum of 4 risers. Steps of 6 risers or more must be split with a landing.



## COLUMNS

Entrances can be justly enhanced with feature columns that add to the overall expression.

- All columns are to be designed to suit the style of the home – these columns may include smooth finishes, simple square cap and base details, metal trim or finish.
- All columns must be a minimum size of 12"x12" unless well suited to the style and appear to have structural integrity.
- All columns must be finished in a decorative material, vinyl sided posts are not allowed.



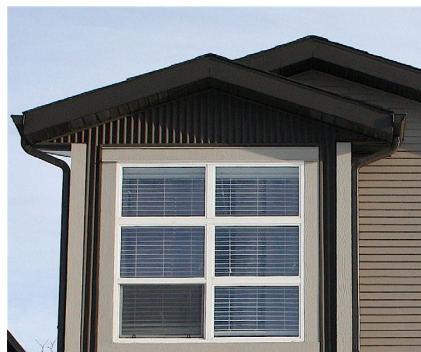
## WINDOWS

Windows are an extremely important element of all architectural styles. The overall character of a home is strongly enhanced by the window types and sizes. Black Stone will feature larger expanses of glass and more unusual configurations will provide modern interest and excitement. Windows may also include strong horizontal mullions, mullions of varying directions and non-symmetrical layouts and pane sizes.

All exteriors are to address windows in a significant manner. Window styles, sizes and groupings should be proportionate to the wall space available.

Acceptable window frame materials are:

- Prefinished vinyl
- Prefinished metal clad





## CHIMNEYS/BOX-OUTS

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Chimneys & box-outs provide interest on the exterior of a home. To ensure that they are treated as integral elements chimneys and box-outs must be finished to match the exterior wall material or suitable complementary finish.

## TRIMS & DETAILING

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To ensure clean, neat detailing on all architectural styles, trim work must meet the following requirements:

- Trim material will be Smartboard or equivalent.
- Trim and detailing materials are to address long-term maintenance – painted surfaces are to be avoided. Painted Crezone panels are not an acceptable finishing material.
- All stucco battens must be finished in smooth finish acrylic stucco.
- Minimum fascia depth of 6" inches is required.
- Homes may not require window trims providing windows suit wall space without.
- Interesting and unusual detailing will be encouraged to promote a progressive modern edge to the community.



# GARAGES

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## FRONT DRIVE GARAGES

Front drive garages become a dominant element of the front façade of today's homes. Garages must be designed to be an integral element of the overall style of the home.

- Garage doors must fully complement the overall style of the home. Homes favoring a modern edge to the exterior are recommended to have a simple panel style door or a flat slab panel door.
- Windows are permitted; glazing panels in unique configurations should be considered.
- Garage doors must be painted to match the predominant siding colour or an acceptable complementary colour. White garage door is not permitted.
- Over height garage doors will be permitted if suitable to the exterior design and all garage doors are of a consistent height.



## DETACHED GARAGES

All exposed detached rear garages are to have an exterior design that matches and/or complements the exterior design of the home and be built at the time of home construction. This will include:

- Roof style that is consistent with the main roof of the home.
- Gable end treatments and detailing to match the home.
- Exterior materials and colours match those on the home.
- Garage doors must be painted to match the predominant siding colour or an acceptable complementary colour. White garage door is not permitted.

Rear detached garages are to have poured broom finish concrete driveways and/or aprons.





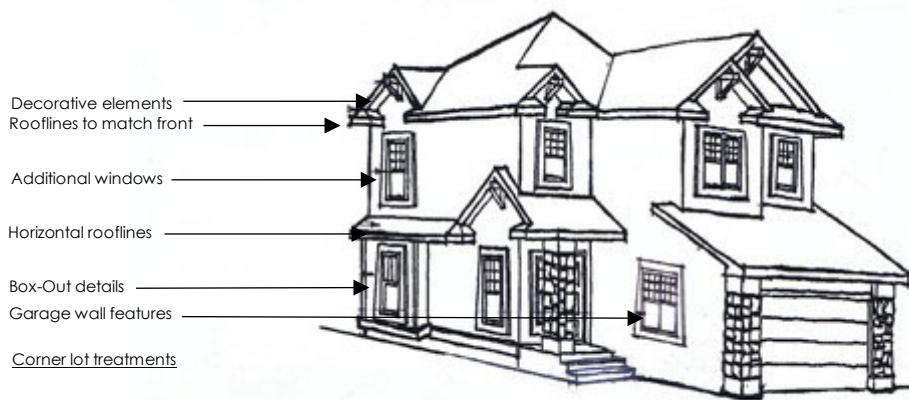
# HIGH EXPOSURE ELEVATIONS

High exposure homes are classified as corner lots, lots that have any rear or front exposure to high traffic areas that include backing onto an amenity space or primary roadways within the community. High exposure lots will require additional detailing on the exposed elevations that represent the overall style of the home and must include similar detailing to that on the front elevation.

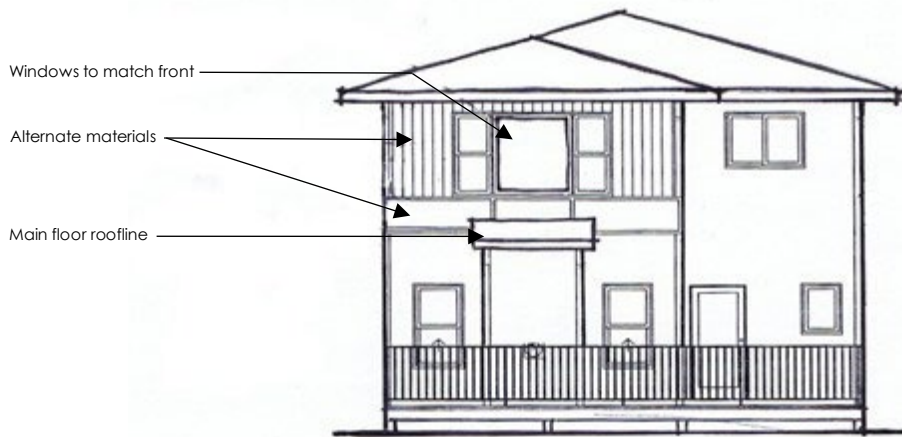
These additional requirements and consideration may include:

- Increased level of detailing including finishes, materials, trims and features similar to the front elevation and consistent with the style of the home.
- Exterior materials that are consistent with those used on the front elevation.
- Roof forms that match the front and provide variety to the rear streetscape is required on all lots that back onto ponds, parks, and walkways.
- High exposure lots with substantial rear exposure to an amenity space, roadway, or walkway will be required to construct a deck at the time of construction. Deck colours must be painted or stained to blend with the exterior. Exceptions will be made on a case-by-case basis and must be approved by the Developer.
- High visibility lots will be noted on stage maps to ensure transparency and clear directive to builders.

## HIGH EXPOSURE SIDE ELEVATION



## HIGH EXPOSURE REAR ELEVATION



## PARGING

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Parging on all highly exposed elevations is to be minimized. Exterior materials must extend to within 12" of the grade on all exposed elevations.

## PORTFOLIOS

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Builders are to develop a suitable portfolio of models and elevations to meet the architectural guideline requirements in Black Stone.

Builders are to ensure that each elevation in their portfolio addresses a suitable architectural style and are encouraged to utilize portfolio reviews prior to submitting for approvals. It is recommended that builders provide 2-3 suitable elevations for each model promoted in the community with additional elevations provided as necessary for more popular floor plans.



The community of Black Stone is promoting long-term sustainability of the exteriors of all homes throughout the area with its insistence of maintenance free materials. The use of materials that provide prefinished surfaces that retain their integrity is encouraged.

## PERMITTED MATERIALS

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### ROOFING

- Asphalt shingles
- Metal accent roof material
- Photovoltaic tiles - textured or smooth finish ([https://www.tesla.com/en\\_CA/solarroof](https://www.tesla.com/en_CA/solarroof))

### WALL MATERIALS

- Hardboard/cement siding
- Vinyl siding (Traditional profile – no Dutch Lap)
- Vinyl shakes
- Hardboard shakes
- Board & batten

### TRIMS

- Hardboard
- Metal clad
- Vinyl

### MASONRY

- Brick
- Stone
- Manufactured stone
- Stonetile

## COLOURS

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In Black Stone, a tasteful variety of colours will be utilized to ensure interest and excitement in all streetscapes. Colour schemes that include unusual or dramatic colours to highlight signature elements are encouraged with the following considerations:

- Repetition of colour schemes will be monitored to ensure pleasing variety is achieved.
- Roof colours throughout Black Stone will be limited to the following:
  - IKO Cambridge (Driftwood, Harvard Slate, Dual Black, Charcoal Grey)
  - BP Harmony (Sandstone, Twilight Grey, Slate Black, Shadow Black, Brownstone)
- A wide variety of colours will be permitted in Black Stone; homes with bold rich siding colours will be used in harmony with homes finished in lower contrast colour schemes with bold accents (ie: front doors).
- Large expanses of white or light coloured wall materials (ie: siding) will be avoided.
- Restricted siding colours include:
  - Royal Vintage Cream or similar
  - Royal Sunflower or similar
  - Royal Olivewood or similar
  - Royal Redwood or similar
  - Royal Natural or similar
- The colours noted above will not be approved on high exposure lots. Variances on these colour selections may be accepted but must be approved by the Developer in advance.

## • LANDSCAPING

Front yard landscaping must be completed prior to receiving a final inspection. The landscaping is to include:

- Front yard to be sodded to the curb. Artificial turf is permitted except in boulevards.
- One (1) tree is to be planted in the front yard. Minimum requirements for the tree are:
  - Deciduous trees are to exceed 50mm caliper.
  - Coniferous trees are to be greater than 2m in height.
- A minimum of six (6) shrubs to be planted in front yard. Height or spread of at least 300 mm at the time of planting.
- Zero Lot Line homes must plant four (4) shrubs and one (1) tree.
- If decorative rock is accepted as a variance by the developer, it must be ¾" or 1" limestone crush rock in a grey colour. No other colours or variations of rock will be approved.

### Unacceptable landscaping:

- Large areas of rock, crushed rock, wood chips, or mulch.
- Tree/shrubs that are not installed on homeowner's property.
- Shrub beds or sod with weed growth.
- Sod, tree, shrubs or any greenery that are unhealthy, dead, or diseased.
- Tree/shrubs that have poor form (i.e - one side is dead; top is dead or missing limbs and leaves)
- Not level or poor installation of edging.

NOTE: Variances on these requirements will be granted on a case-by-case basis and must be submitted to the Developer PRIOR to completing the landscaping.





A landscape deposit will be paid to ensure compliance with these guidelines. The amount of the deposit to be paid will be:

- For each lot purchased pursuant to the Lot Purchase and Sale Agreement; or
- If the Purchaser forms part of the Vendor's builder group (which determination is to be made by the Vendor in its sole discretion), the sum of \$2000.00 for each lot which sum will be paid to the purchaser (builder) by each homeowner as set out in the Standard Terms and Conditions.

The landscape deposit will be held by the Developer and dealt with in accordance with the Standard Terms and Conditions.

Completion of fencing is not a requisite to the final inspection, however if fencing is in place at the time of final inspection it will be assessed for compliance with the guideline spec. Non-compliance will be treated as a deficiency, affecting the refund of the landscaping deposit.

To accommodate weather and seasonal conditions, submissions for landscaping inspections must be completed prior to October 1st of every calendar year. Any submissions made after October 1st, will be held and completed in spring of the following year.

Upon completion of the landscaping, the builder will request an inspection E2. If upon inspection the Developer's consultant (E2) determines that the landscaping has not been satisfactorily complied with, there will be a charge of \$150.00 for all re-inspections required payable to the Developer's consultant (E2). Upon approval of the landscaping requirements herein and the satisfaction of the other terms relating to the Landscape Deposit, subject to deductions made, the Developer will release the Landscape Deposit. Please refer to Return of Deposits (page 27) for more information on this process.

## FENCING

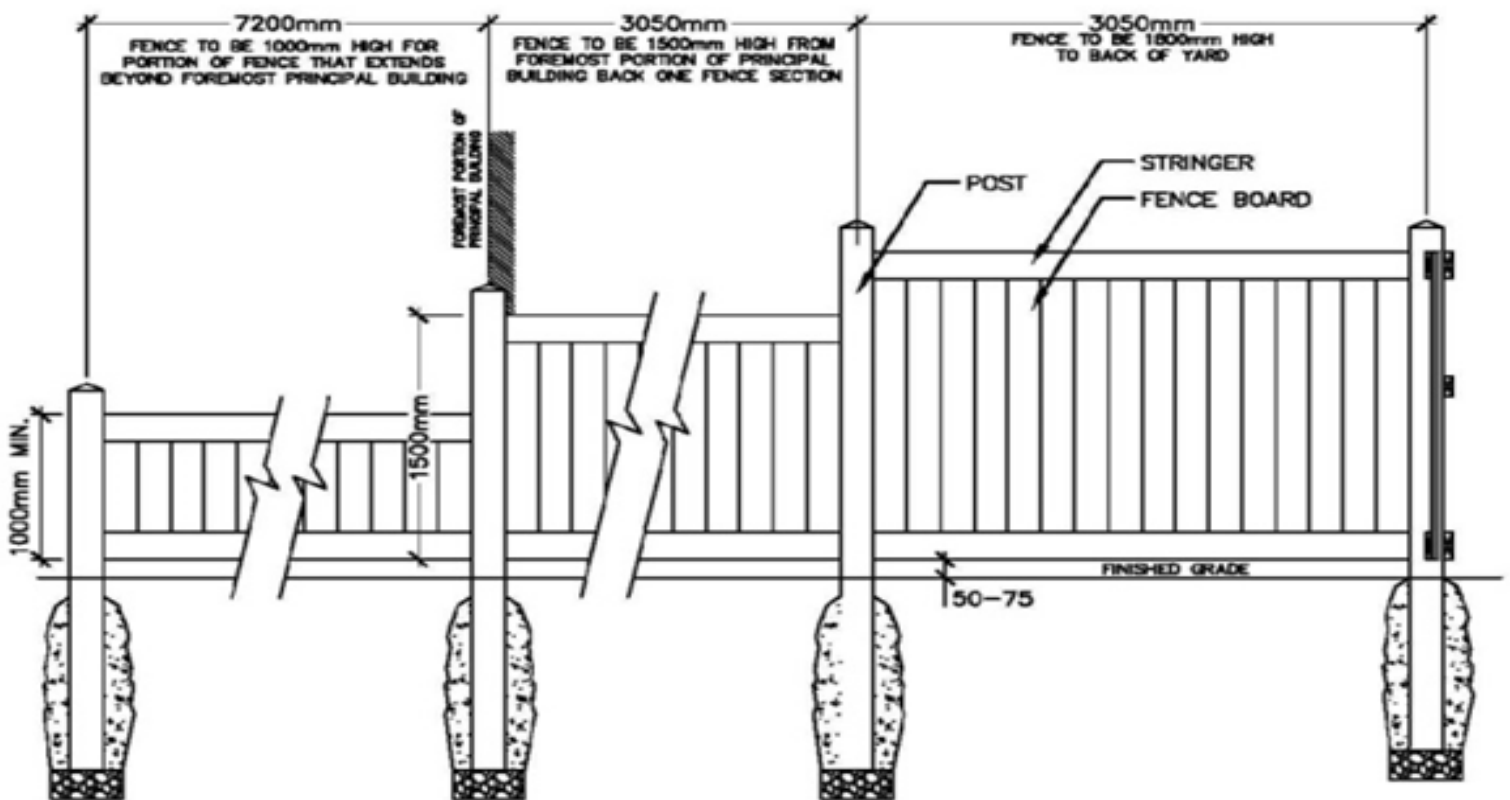
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### WOOD FENCING NOTES:

- Any fencing installed on lots is to match the development standard design.
- Post installation shall be set in concrete.
- Spaces between line posts shall be uniform and shall not exceed 3.0m measured parallel to ground surface.
- Cracks in posts or boards 6-12 mm in width are to be re-stained with fence stain ensuring stain penetrates core wood.
- Board spacing shall be tight ensuring spacing between boards does not exceed 10mm when boards are dry.
- Posts and any wood in contact with the ground to be pressure treated as per the City of Leduc construction specifications.
- All timber posts and beams to be pressure treated pine or fir, rough sawn timber painted with two coats solid wood stain on both sides prior to installation of stringers and fence boards.
- Touch up stain to be applied after construction to any boards where stain has been removed, ie: nail holes, faded, see through, etc.
- Nailer strips to be fastened to post.
- Bottom stringer shall be 50-100mm above finished grade and no turf may contact the stringer.
- All lumber shall be clean, #1, Construction grade pine, fir or spruce members, finished as per the details, unless otherwise specified.
- All lumber shall be straight, sound and free of splints, warps, cracks, large knots and other defects.

- All colours and type of stain are as per the details and to be applied as per manufacturer's specification and are to be submitted to the landscape architect for approval prior to proceeding. These notes are to be read in conjunction with the written specifications, drawings and detail for the project.
- All wood to be pre-stained with Cloverdale Paint solid stain type and color 'Mushroom fields', product code 72301, colour code EX216.
- All dimensions are in millimetres (mm) unless otherwise noted.
- Ensure that front of post is 1.5 meters from gas line.
- All wood screen fences to be placed 150 mm inside private property.
- All hardware to be galvanized.
- Pressure treated posts are to be treated with a solution of pentachlorophenol and petroleum to CSA-080.
- Nails to be 89mm Ardox coated from stringers to posts and 57mm Ardox coated for boards (3 per board).
- Contractor to call Alberta One call at 1-800-242-3447 or submit online through <http://albertaonecall.com/submit-a-locate-request/> to have existing utilities located prior to start of any construction.
- These notes are to be read in conjunction with the written specifications, drawings and detail for the project.

#### WOOD SCREEN FENCE - STEP DOWN DETAIL

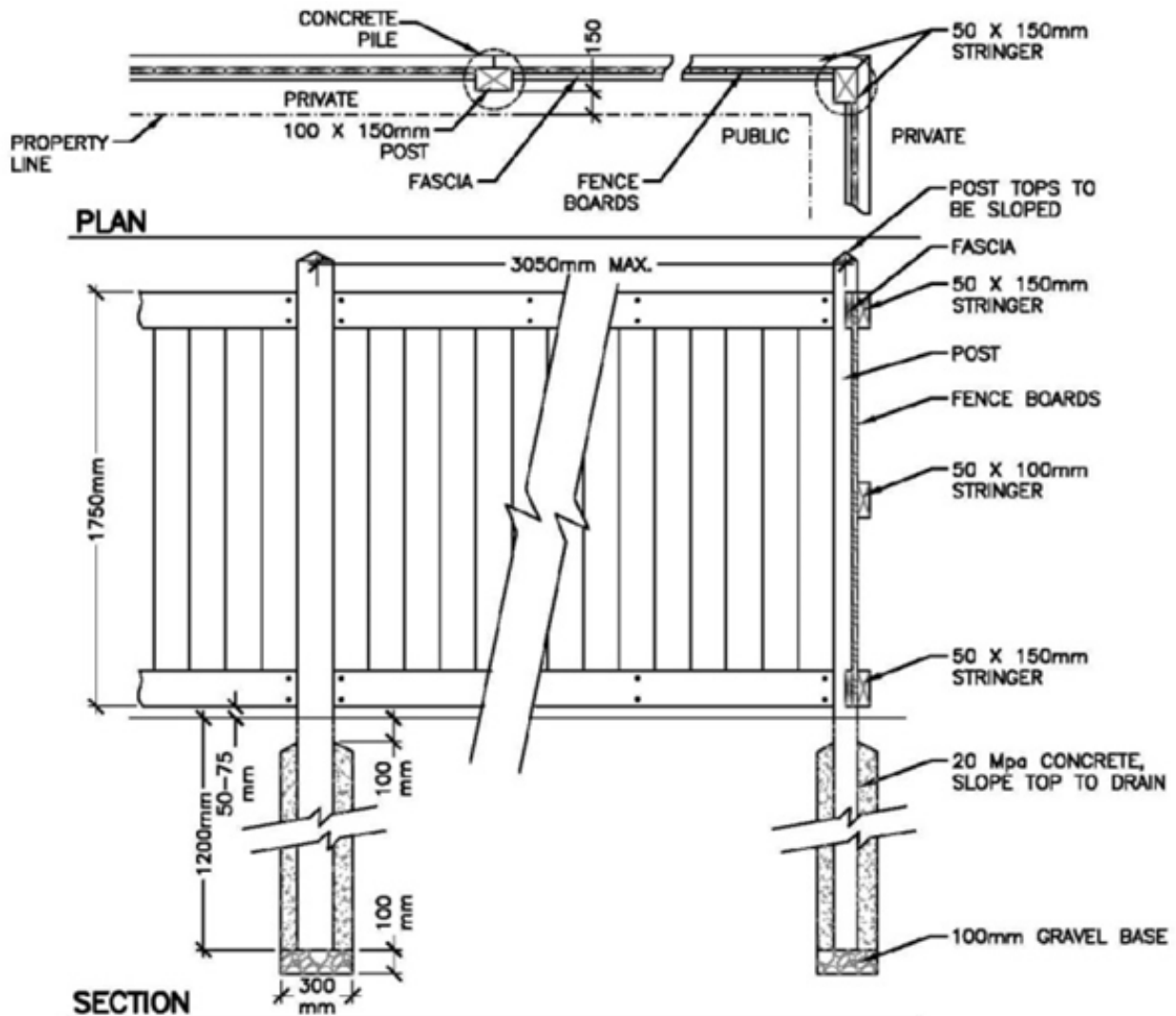


#### NOTE:

1. SEE WOOD SCREEN FENCE DETAIL 2.1 FOR ADDITIONAL INFORMATION.



## STANDARD WOOD SCREEN FENCE



### NOTES:

1. POSTS:  
100mm X 150mm X 3000mm LONG, ROUGH CUT SPF PRESSURE TREATED TIMBER.
2. STRINGERS:  
2 - 50mm X 150mm S4S SPF PRESSURE TREATED STRINGERS, FASTENED WITH  
2 - 75mm #10 ZINC SCREWS PER CONNECTION. MOUNT STRINGERS FACING PRIVATE PROPERTY.  
WHERE FENCE TERMINATES, ANGLE CUT STRINGER END AT 45 DEGREES.  
1 - 50mm X 100mm S4S SPF PRESSURE TREATED STRINGERS, FASTENED WITH  
2 - 75mm #10 ZINC SCREWS PER CONNECTION. MOUNT STRINGERS FACING PRIVATE PROPERTY.  
WHERE FENCE TERMINATES, ANGLE CUT STRINGER END AT 45 DEGREES.
3. FASCIA:  
2 - 25mm X 150mm S4S SPF FASCIA FASTENED WITH 2 - 63mm #8 ZINC SCREWS PER CONNECTION  
SPACED AT 600mm.
4. FENCE BOARDS:  
25mm X 150mm X 1750mm LONG S4S SPF FENCE BOARDS FASTENED WITH 2 - 50mm LONG GALVANIZED  
STAPLES PER CONNECTION.
5. FINISH:  
PAINT OR STAIN TO BE APPROVED BY THE CITY OF LEDUC PRIOR TO CONSTRUCTION.
6. HARDWARE:  
ALL HARDWARE TO BE GALVANIZED, UNLESS OTHERWISE NOTED.
7. ALL COMMON FENCING TO BE INSTALLED 150mm INSIDE PRIVATE PROPERTY.
8. FENCING SHALL NOT ENCROACH ON GAS EASEMENTS.

## SIGNS

No permanent signage of any kind is to be installed within Black Stone without the review and approval of the developer.

Builders may install temporary lot signage only. No builder signage (directional, promotional) of any kind will be installed within the Black Stone community. Showhomes will only have developer signage. Builders are permitted to add one sign on vacant lots they own.

## RECREATIONAL / COMMERCIAL VEHICLES

Parking of any recreational or commercial vehicle is entirely as per the City of Leduc Bylaw requirements.

## DISCRETION

The developer and architectural consultants will apply their respective judgments when approving or disapproving anything regulated or controlled by these guidelines. The developer and consultants may provide relaxations or variances to the guidelines in their sole and absolute discretion.

## ENFORCEMENT AND AMENDMENTS

Only the developer may enforce the guidelines. No third party is responsible or able to enforce the guidelines as set forth for Black Stone.

The developer may amend these guidelines when necessary or as it sees fit in its sole and absolute discretion.

# PROCESS OF APPROVAL/HOME CONSTRUCTION

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The following process will be followed for submissions for architectural approval in Black Stone.

## REVIEW

The Builder shall review all lot information, marketing material and the guidelines prior to choosing a lot.

## SUBMISSION PROCESS

All submissions for architectural approval will be submitted online through the Streetscape Lot Management System. Access to Streetscape is available by invitation only and every user on the system must belong to a group. There are several types of groups on Streetscape, each with their own special set of features and view of information. Some types of groups include:

- Builder
- Developer
- Consultant

If you have a group already, then please request access from your group's administrator. If you are a new group, please contact E2 directly by emailing: [support@e2.associates](mailto:support@e2.associates)

Contact information for E2 can be found online at [www.e2.associates](http://www.e2.associates) or in the directory found on page 28 of this document.

## PRELIMINARY APPROVAL

The developer strongly recommends that preliminary approval submissions be made for each lot in order to avoid the unnecessary expense of revising drawings and/or client disappointment.

The builder must submit the following to the architectural consultant for a preliminary review:

- Floor plans - sketches or existing drawings that include all exterior dimensions
- Front elevation and all exposed elevations or lots exposed to open spaces
- Materials and colours selections

This information will be reviewed and returned along with design comments, suggested revisions, material and color comments and siting requirements.

The builder is to fully review all preliminary information supplied and make all necessary changes to the drawings and final submission information prior to proceeding with final approval.

## SITE CHECK

The builder is responsible for checking the site itself, legal plan of survey, plot plan and title to the lands for locations of:

- Light standards
- Bus zones
- Fire hydrants
- Utility right of ways or easements for drainage
- Catch basins
- Transformer boxes or utility pull boxes
- Restrictive covenants
- Super mailboxes

Or any other items that may affect the house design, impact its siting, or the size/ location of the driveway. Builders are responsible for reporting all problems to the architectural consultant in writing.



## FINAL APPROVAL

The builder shall submit the following professionally drawn working drawings in PDF format online to the architectural consultant for final approval:

- Floor plans
- Foundation plans
- Cross sections - complete with all dimensions from subfloors to footings and subfloors to front and rear grades
- Four elevations - complete with all exterior materials clearly noted
- Plot plan complete with proposed grades
- Final approval form - completed with materials and colours

NOTE: Upon return of "the Architectural Approval" the builder is responsible for checking all information including the approved plans, plot plans, grades and final approval form and contacting the consultant with any concerns or discrepancies.

## REVISIONS

The builder shall contact the architectural consultant through Streetscape and obtain written approval for any revisions to the architectural approval before the revisions are applied. Charges for revisions after final approval are subject to a fee charged directly to the builder.

## BUILDING PERMIT

The builder shall apply for a building permit from the appropriate authority.

## SURVEYOR STAKEOUT

When the approved plans are finalized and approved by the architectural consultant, the builder may proceed to stakeout with the approved surveyor noted in the contacts.

## FINAL LOT INSPECTION

Upon completion of the house, the builder will submit an approved, stamped, grading certificate from the City of Leduc to the consultant to initiate a Final Inspection of the home. Homes must be fully complete with all seasonal work done and driveway installed.

## RETURN OF DEPOSITS

The security deposit will be released to the builder upon satisfactory completion of the house per the architect approval and landscaping guidelines as prescribed in this document. To initiate an inspection and return of the deposit, the following must be completed:

- The construction complete and exterior complete in accordance with these guidelines and as per the house plan approval and landscaping complete.
- 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
- Electronic request to E2 + Associates to conduct the landscape inspection. The request must include the final grade certificate.
- Acknowledgement Form sent to E2 + Associates

Once the final inspection is complete/approved, a compliance certificate will be granted and noted in Streetscape on the lot file. The developer will receive this report and complete the security deposit release once a month through May - October every year.

If the final inspection fails, any deficiencies will be noted on the lot file and will be the responsibility of the builder to complete and communicate with the homeowner. The security deposit will not be released until the deficiencies have been properly addressed.

## DEVELOPER

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MACLAB DEVELOPMENT GROUP / CAMERON COMMUNITIES

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## ENGINEER

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STANTEC

CONTACT: ROY MCDIARMID

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Phone: (780) 969-2114

Cell: (780) 862-8804

Email: [Roy.McDiarmid@stantec.com](mailto:Roy.McDiarmid@stantec.com)

## SURVEYOR

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STANTEC

CONTACT: KELSEY YARMUCH (ASSOCIATE, BUILDERS SERVICES)

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## ARCHITECTURAL

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