



THE TIMBERS

❖ ARCHITECTURAL DESIGN GUIDELINES ❖

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THE SPIRIT OF COMMUNITY





THE
TIMBERS





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THE
TIMBERS



1. INTRODUCTION

Timberstone is a comprehensively planned residential community located in Red Deer Alberta just east of 30 Avenue and north of 55 Street (Highway 11) and is directly west of the existing College Park subdivision. The development consists of approximately 48.04 hectares (118.7 acres) of land and will consist of R1, R1N, R2 and R3 land uses to facilitate a broad range of housing choices. A future 4.80 hectare Active Recreational Park is proposed in the central area of Timberstone.

These Architectural Design Guidelines have been specifically prepared for Phase 1 of Timberstone, hereby known as The Timbers, which is a bareland condominium development consisting of 73 single family units zoned R-1.

Why a Bareland Condominium?

Though we often think of 'apartment style' buildings when we use the term condominium, there is another form they can take. A Bare Land Condominium can be used for; town homes, duplexes, and even single family homes. This means that all residents will separately own their entire home site and home inside and out, but driveways and landscaping become part of the 'managed land' maintained by the Condominium Corporation that each resident owns a part of.

Joining together to pay for services such as snow removal, landscaping, recreation facilities, security, or any other services they choose through a monthly condominium contribution gives members of the community the ability to tailor the level of service to fit their needs in a manner that is much more cost effective than doing it individually.

This Bare Land Condominium structure has the same rights of ownership as any other private real estate but provides an organizational framework that will offer a unique and enhanced level of service to the residents of The Timbers.

The home designs in The Timbers will be contemporary interpretations of the traditional Craftsman, Arts and Crafts, Tudor and Prairie architectural styles. Inspired by these strong architectural traditions, the homes will be designed and built using modern building materials and techniques.



1.1 ARCHITECTURAL DESIGN GUIDELINES

The Architectural Design Guidelines established for The Timbers will enhance the integrity of the development and ensure that each home adds value to the community. The Architectural Design Guidelines have been prepared to promote a high level of architectural detail, ensure a pleasing building form, and promote an awareness of environmental sustainability.

Homeowners are to use these Architectural Design Guidelines as a guide when planning their new home. The Architectural Design Guidelines have been written in a definitive manner with multiple examples which will allow creativity and design interpretation. The Architectural Design Guidelines are intended to create harmony and continuity in home design within the community, while maintaining a number of traditional architectural styles offering diversity and interest.



2. ZONING REGULATIONS

All construction must comply with the current City of Red Deer Land Use Bylaw and Alberta Building Code. Construction may only begin upon receipt of a Building Permit from The City of Red Deer and a Grade Slip from the Developer which is prepared by the Consulting Engineer. Conformity with the Guidelines does not supersede the required City of Red Deer approval process.

2.1 LAND USE REQUIREMENTS

All homes in The Timbers Phase 1 must follow all regulations noted in the R-1 section of the City of Red Deer Land Use Bylaw in regards to setbacks, site coverage, building height, habitable ground floor area and number of dwelling units per site.



2.2 MINIMUM FLOOR AREA

In addition to the Minimum Floor Area as described in Table 4.1 R-1 Regulations 110A(4) of the Land Use Bylaw, the following minimum total floor area will be required in The Timbers:

Two Storey: 1,600 ft² (TOTAL)

Single Storey: 1,200 ft²

2.3 MAXIMUM SIDE YARD SETBACKS

In addition to the minimum side yard requirements of the Land Use Bylaw, the maximum side yard allowed for all interior lots shall be 8 feet (2.44m). This will ensure that all homes in The Timbers will have adequate massing and street presence.



3. SITE PLANNING

3.1 HOME PLACEMENT

All homes should be compatible with the grading and site topography in order to take full advantage of potential views and to maximize orientation on lot. Designers are to take into consideration the lot width, length and shape as homes should conform to these dimensions. Designers are to review the Building Grade Plan and Marketing Plan prior to home design to ensure that the proposed home is compatible with the desired lot.

3.2 LOT GRADING

Lot grading must follow the natural slope of the land and is to be consistent with the subdivision grading plan. Homeowners should give due consideration to building grades when determining home types in order to assure that an appropriate home is located on each homesite. Lot slopes should be absorbed within the building massing as much as possible.

Homeowners must pay close attention to drainage patterns created on the homesites in order to ensure surface water is channelled away from the house on all sides and into adjacent drainage swales and storm water systems.

The lot grades, as indicated on the Building Grade Plan, create a drainage pattern and must be maintained. Site drainage must be established prior to commencing construction and maintained by the builder throughout the construction period.

Homeowners are to ensure that all corner and intermediate elevations, as established by the development engineer, be maintained exactly as specified. The maximum permitted front, rear or side yard slope is 3:1; however, builders are encouraged to stay within 3% - 15% slope.

Individual lot grading (including drainage swales and retaining walls) must be completed within individual homesite property lines.



4. ARCHITECTURAL DESIGN

4.1 PROPOSED HOUSING PRODUCT

The Timbers consists of 73 single family lots. Two Storey and Single Storey (Bungalow, Bi-Level, and Split Level) home plans will be acceptable within The Timbers. All homes in The Timbers will require front attached garages to reduce the visual impact of the garage; the garage should be recessed into the home where possible.



4.2 ARCHITECTURAL STYLE

4.2.1 CRAFTSMAN

The predominant characteristics of Craftsman homes are moderate pitched roofs, unenclosed eave overhangs, exposed rafter tails, dormers, and chimneys. Decorative (i.e. false) beams or braces are commonly used under gables. Porches, whether full or partial width, are supported by square large columns and built with traditional building materials.

Siding and trim colours should be inspired by nature and should complement the natural materials used on the home. A base is essential on columns to ground the home to add an appearance of stability. Columns generally begin at ground level and extend without a break to a level well above the porch floor. Base heights may vary, but the thickness should always be much greater than the pier.

The style of this home should represent its surrounding so massing and materials must be deeply considered. Elements like brackets, blocks, false trusses and exposed rafter tails are encouraged to give the appearance of solidity.

Typical Design Elements

- ❖ A variety of articulation within wall lines
- ❖ Cross gable roofs
- ❖ Use of stone or brick and natural materials (Shake, siding, clapboard)
- ❖ A high level of architectural detailing on doors, windows and gables
- ❖ Dormers with either a gable or shed roof
- ❖ Multiple window panes
- ❖ Beams or triangular knee brackets
- ❖ Tapered columns with a supporting larger base
- ❖ Window Boxes
- ❖ Dark rich colours with contrasting trim



Note: The Developer reserves the right to accept home designs which, in the opinion of the Developer, meet the requirements of the Guidelines set out herein in all respects.



4.2.2 TUDOR

The identifying characteristics of Tudor Style homes are steep-pitched roofs, usually side gabled, small covered arched porches, stone clad chimneys, ½ timbering and the extensive use of trim and batten. The minimum required roof pitch for Tudor homes will be 9:12 with a 12” minimum overhang.

Massing should be asymmetrical to offer various roof lines and heights, roofing should have one predominant front-facing gable, often extending down to main levels. The use of natural material is suggested but not always needed. Trim and batten work must be considered, siding is often light in color and battens and trim are traditionally darker. Trim is often used in gables and above and below windows with symmetrical patterns. Decorative shutters and vents may also be added.

Windows should be tall and narrow in multiple groups with multiple panes of glass (or the look of multiple panes for example using muntin bars, simulated or true divided lights), casement and single-hung windows are most common to the style, and small transoms may also be added above main windows. Trim around windows and doors should be narrow, however soldier coursing and stone mullions may be used in high style examples.

Typical Design Elements:

- ❖ 1/2 timbering
- ❖ Extensive use of trim and batten
- ❖ Steep roof pitches
- ❖ Tall, narrow window groupings
- ❖ Masonry base

Note: The Developer reserves the right to accept home designs which, in the opinion of the Developer, meet the Guidelines set out herein in all respects.



4.2.3 ARTS & CRAFTS

The predominant characteristics of the Arts & Crafts homes are steep pitched roofs, gables/cross-gables, unenclosed soffits, exposed rafter tails, decorative brackets, grouped windows, accent windows, and covered porches supported by large columns clad in traditional materials. Multiple roof lines within front gables are an important element of this style, and they are used to break up the front massing.

Siding and trim colours should be inspired by the nature and should complement the natural materials used in the home. The use of multiple materials and/or colours separated by banding/roof lines across the face of the house is necessary for this style. This banding/roof line can exist at any level between the top of the first floor and the gable face.

This style of home should have an artistic feel. Massing should reflect this by the use of box outs or additional roof lines to break up the house. Use of offset window groupings also help to detract from overall horizontal symmetry. While muntin bars and accent windows help bring out the detail in and around the windows.

Typical Design Elements:

- ❖ A variety of articulation within wall lines
- ❖ Front facing or cross-gables
- ❖ Use of natural materials (shake, horizontal and vertical siding)
- ❖ A high level of architectural detailing on doors, windows and gables
- ❖ Dormers with gable roofs
- ❖ Wide columns with a large supporting base
- ❖ Dark rich colours with contrasting trim
- ❖ Multiple window panes
- ❖ Sense of asymmetry



Note: The Developer reserves the right to accept home designs which, in the opinion of the Developer, meet the Guidelines set out herein in all respects.



4.2.4 PRAIRIE

Prairie dwellings are characterized by a low, grounded built-form, and shallow pitched roofs with wide overhanging eaves. The minimum required roof pitch on Prairie homes will be 4:12 with 24" minimum overhangs.

Wood of various types is the most common exterior surface combined with the use of brick or stone. Board and batten, horizontal siding and paneling are all common wall surfaces. Veranda and porch elements are major elements in the composition. Breezeways are also a common element, used to connect different portions of the building and provide weather protection.

Windows are typically casement type with substantial wood trim, and grouped together in bands to enhance the ground-oriented built form. Colours vary from the lighter shades of stained or painted wood siding through weathered grays to rich earth tones. Chimneys are generally wider on these homes and finished in brick or stone. Horizontal lines through the home are emphasized through the use of stone and battens.

Typical Design Elements:

- ❖ Larger overhangs
- ❖ Shallow pitched roofs
- ❖ Horizontal battens
- ❖ Use of multiple materials
- ❖ Masonry base
- ❖ Wide chimneys

Note: The Developer reserves the right to accept home designs which, in the opinion of the Developer, meet the Guidelines set out herein in all respects.



4.3 REPETITION

Four architectural styles have been selected to allow enough variety for the consumer to choose the home layout of their choice with different front elevations provided by the builders. Repetition of the architectural styles will be limited to ensure variation in the proposed streetscapes.

Identical or near identical elevations may not be repeated more often than every **fourth (4th)** home on the same side of the street and every **third (3rd)** home on the opposite side of the street. This may be altered at the Developer's discretion if it can be shown that the two elevations in question are located so as not to be visible together from any angle. While similar house plans and elevations are inevitable, it is possible to vary the design by changing exterior elements. If it is felt that the adjacent houses are too similar the Developer will request the applicant to make design changes. Repetitive elevation treatments will be monitored.

To be "different" means that there is a significant change in features, such as roof type, size and location of windows and doors, colours, and finish materials. A change of materials alone and reversing the plan is not sufficient.

Exterior colour schemes must be approved by the Developer. Colours cannot be repeated more often than every **fourth (4th)** home on the same side of the street and will not be permitted directly across the street. Approved siding colours for The Timbers are located in Appendix A. Siding that is not noted on this list may be accepted if a colour sample is submitted for approval to the Developer.



4.4 BUILDING FORM AND MASSING

4.4.1 GARAGES

Homes in The Timbers will require an attached front drive garage. Triple car and side drive garages may be possible in The Timbers based on the size of the lot and articulation of the home. The garage should reflect and complement the overall massing and proportion of the home and should not dominate the streetscape.

If a triple car garage is proposed, at least one of the bays of the garage must be offset from the other bays. This offset should be a minimum of 2 feet (0.61m) and the roof line of this bay should be offset to provide articulation and to enhance the overall garage design.

In order to reduce the visual impact of a front drive garage, close attention must be paid to the architectural design of the front elevation and the design of the front entryway. Entryways or porches are to be brought as far forward as possible, without adversely affecting the interior layout of the home. It is encouraged that the wall between the garage door and the front entry porch not exceed 14 feet (4.27m). This will make the garage look more like part of the design and not an addition to the home. When this distance is exceeded, the design must incorporate some sort of detailing along the garage wall such as a window or batten detailing.

Garages that are wider than 22 feet (6.71m) should have some form of articulation to reduce the appearance of the garage width. Examples of articulation are the addition of a window beside the door and boxing it in by one foot, or the use of two single garage doors. Side walls on garages adjacent to the garage door should be no larger than 3 feet (0.91m) on either side of the door.

The garage location for each lot will be noted on the Building Grade Plan and the subdivision Marketing Plan, and builders are to use the garage location as shown. If a side drive garage is chosen, the garage should stay in the same side of the lot that it was intended to be on so it does not impede the view from the front of neighbouring homes. Garages will generally be paired with the neighbouring homes unless noted otherwise on the marketing map.



4.4.2 LIVING AREA OVER GARAGE

Living area over the garage, otherwise known as “bonus rooms”, will be encouraged in The Timbers, but they are not permitted to cover the entire depth of the garage. They must be recessed from the garage face by at least 4’ unless the bonus room is designed to look like it is developed in the roof of the garage. Designers will be asked to reduce the visual impact of the bonus room through use of roof lines and battens. Materials that are applied to the front of the bonus room must return along the side wall of the garage to the entry.

4.4.3 ROOF DESIGN AND PITCH

As the largest single element of a home, roof design is very important to the form and proportion of a home. The roof pitch and overhang should match the chosen architectural style. All main roof slopes in The Timbers will require a minimum 5/12 roof pitch. All gable elements will require a minimum 6/12 roof pitch. Porches and dormers may use a lesser slope than 5/12 approved at the discretion of the Developer. A 4/12 roof pitch will be approved on Prairie Style homes.

When possible, an effort should be made to incorporate upper floor living area into the main roof to give an appearance of a storey and a half. This can be achieved with interesting roof designs that do not forfeit upper floor living area.

- ❖ Overhangs on all roof configurations shall be a minimum of 12 inches to a maximum of 30 inches.



4.4.4 FRONT PORCHES

All homes shall incorporate a front porch into their designs that integrates the home with the streetscape and promotes a pedestrian friendly environment. The use of a porch will help reduce the distance from garage face to front entry. To ensure the functionality and correct massing, a minimum depth of 6' will be required for all porches. If a design is submitted that does not have a front porch but has adequate detail and massing, it may be accepted at the Developer's discretion.

Architectural elements that emulate the traditional architectural style in The Timbers are:

- ❖ Well detailed and substantial columns extended to grade level, minimum base 12 x 12 inches which may taper to 10 x 10 inches.
- ❖ The underside of the porch is to be screened in an appropriate and complementary material so that the underside of the porch is not visible. Lattice will not be permitted, Stone, Brick, Paneling, Board & Batten or shake are permitted as skirting.
- ❖ Brick or Stone bases on the columns. Full height brick or stone columns will not be permitted.
- ❖ Bold and simple triangular knee braces supporting the porch roof.



4.4.5 COLUMNS

All columns must be boxed out in decorative material and be a minimum size of 12 x 12 inches. They should have structural integrity and show a rich level of detailing to reflect the selected architectural style of the home. Columns are not required to have a masonry base, but if a base is selected it must be at least 3 feet (0.91m) in height measured from grade or top of porch. Minimum columns are to have an 8 inch top and bottom cap with relief panel and trim.



4.4.6 EXPOSED ELEVATIONS

An exposed elevation will be considered any elevation that faces onto a: street, park, green space, open space, pathway, municipal reserve, environmental reserve, amenity space, laneway, storm pond, commercial development, and/or apartment/condo building. Sales and design teams are asked to review their lots on the marketing map for site furniture and possible exposed elevations.

Corner Lots

Corner lots require additional treatment on the street side elevations to the same extent as the front elevation. Rear elevations on corner lots flanking a street must have full treatment consistent with the front elevation. Sales and design teams must take this into account when working with home buyers as this will not be relaxed at any time. Corner lots must be well articulated with various architectural elements appropriate to the selected architectural style.

The suggested home design for corner lots would be a bungalow or story and a half with living space built into the roof system. Elements include: box outs, chimneys to grade, additional windows, detailed trims to match front elevation, shadow bands, belly boards, corner boards, roof lines, gables with secondary materials, and porches or verandas that wrap around from the front of the house.

When a two storey home is proposed on a corner lot, extra attention will have to be paid to the bonus room above the garage. A full height chimney may be required as well as roof plans that wrap around the building face. If a full height chimney does not suit the design, an alternative detail may be approved at the discretion of the Developer.



Rear Elevations

Exposed rear elevations in The Timbers will require a design with similar detail as the front elevation. Decks must be built at the initial time of construction and must be shown on the building plans for any homes that have exposed rear elevations.

Clear three storey elevations on walkout lots and large exposed flat walls will not be permitted. Articulation in the wall heights to help ground the building will be required. Designers will be required to articulate rear elevations on walkouts to reduce the massing, this can be accomplished by staggering the upper floor or by adding different roof elements between the main and upper floor.



4.4.7 EXTERIOR DECKS

All walkout homes, whether they are visible from the street or not, will require a deck. Decks must be shown on the plans and built at the initial time of construction. At minimum all walkout decks will require:

- ❖ Supporting columns are to be built out to 12 x 12 inches extending from grade to the underside of deck.
- ❖ Cap and base of the columns must be architecturally detailed and built out.
- ❖ Underside of deck must be finished with aluminum, wood or a composite soffit.
- ❖ The main beam and rim joist must be clad in smartboard or an approved equivalent.



Decks on non-walkout lots that are located on exposed rear elevations will require at minimum 12 x 12 inches built out columns extending from grade to underside of the deck. These columns are to be consistent with the front elevation and must be clad in the same material as the columns on the front elevation. Decks less than four feet above grade must be skirted in smartboard or an approved equivalent with a trim detail. Lattice is not permitted as a skirting material. Deck designs must be shown on the drawings submitted to the Developer and built at the time of construction on all exposed elevations.

Deck designs must take into account privacy issues of neighbouring homes. Oversize decks that impede privacy or are disproportionate to the home will not be permitted.

Handrails on decks are encouraged to be of pre-finished aluminum or metal construction; wood rails will not be permitted. Glass railing may be used on the rear elevation only.

4.4.8 CHIMNEYS

Chimneys must be finished to match the exterior wall material. Stone or brick finishes on chimney chases are highly recommended on all homes. On corner lots builders are, if possible, to bring the chimneys down to grade. All chimney flues must be boxed in with the same finish as the main body of the home.



4.4.9 RETAINING WALLS

Where retaining walls are required, it is recommended that they be constructed using natural materials

(i.e. sandstone boulders, rundle rock or river rock. Retaining walls not constructed from natural materials should be constructed with a visually aesthetic material (i.e. decorative concrete, or concrete with a stone or brick facing). Concrete wing walls will be acceptable when not visible from the street, but they require approval from the Developer.

Retaining walls will be limited to a height of 4 feet (1.22m). All retaining structures must be within property lines. Any retaining walls exceeding 3.3 feet (1.00m) in height **MUST** be approved by a professional engineer and may require a development permit.

4.5 DRIVEWAYS

Broom finished concrete with a deep tool joint will be approved as a minimum driveway requirement in The Timbers. It is encouraged that driveways be detailed with borders or inset patterns utilizing exposed aggregate, patterned concrete or pavers. The following details for driveways are minimum requirements and alternatives:

- ❖ Desirable driveway slopes are between 3% and 7%
- ❖ Maximum driveway slope is 10%; minimum is 2%
- ❖ Asphalt driveways are not permitted.
- ❖ Driveways should be the full width of the garage itself, not the width of the garage door. Driveways on triple car garages are encouraged to taper at the driveway entrance to allow for more landscaping to be added. This will reduce visual impact of the driveway.
- ❖ Decorative concrete is highly encouraged.

4.6 SIDEWALKS

- ❖ Sidewalks in The Timbers are to consist of the same material as the driveway and are to be poured concurrent with the driveway.
- ❖ Sidewalks must be a minimum of 4 feet (1.2m) in width.

5. BUILDING MATERIALS

5.1 PRIMARY WALL MATERIALS

At minimum, the Primary wall material will be premium (dark) vinyl and or composite siding with a bevelled profile. **Dutch Lap profile siding will not be permitted.** Vertical siding, board and batten, smart panel and/or shakes will be permitted as a primary wall material. Stucco with a fine sand float or smooth finish may be permitted at the discretion of the Developer. **Conventional knockdown stucco will not be permitted.**

Secondary wall materials and colours are strongly encouraged and may consist of horizontal and vertical siding, board and batten, smart panel, and cedar or composite shakes. Siding with a smaller lap profile may also be used as a secondary wall material, generally used on the upper portion of the house. Vinyl shakes will be permitted in the straight cut profile only. **Staggered cut vinyl shakes will not be permitted.**

Wall colours and materials must match the style of the home. Before submitting colours, builders should review adjacent house colours to avoid repetition.

Pre approved primary and secondary siding colours are listed in Appendix A. Colours not listed may be approved at the Developer’s discretion.



5.2 MASONRY

Masonry is required on all homes in The Timbers. The placement of the masonry must ground the home and act as a structural element. At least 25% of the front elevation is to consist of masonry. All masonry must wrap at least 3 feet around all corners and must return to the entry on front attached garages. The following masonry will be approved in The Timbers.

- ❖ Manufactured Stone or Brick
- ❖ Natural Stone or Brick
- ❖ Natural Stone Veneer

Masonry colours must complement the cladding material and colour.

5.3 TRIM, FASCIA AND SOFFITS

Modern trim materials used in a traditional manner will assist the homes in The Timbers to appear traditional and timeless. Window trim, if done properly, can make any window look rich and elegant. Designers are asked to put a great deal of effort into the trim detailing on the front elevation or any elevation in a visible location. All trims are to be contrasting in colour compared to the dark coloured cladding.



- ❖ Window trim will be required on all four elevations.
- ❖ Trim material is to be a composite material such as Smartboard, Hardie trim or an equivalent. **Aluminum, vinyl and stucco trims will not be permitted.**
- ❖ Stucco trims and corners may be used on stucco homes only.
- ❖ Trim should be a minimum of 4 inches wide on all four elevations.
- ❖ Windows shall be detailed with a sill and header on the front elevation. A simple application of 4 inch battens on all four sides of the window may be permitted on rear and side elevations only.
- ❖ Trim must sit proud of the wall material they are designed within. When a composite material trim is used on a stone wall, the trim must be built out at least ½” proud of the stone.
- ❖ Corner boards will be required on all front elevations and exposed elevations.
- ❖ Corner boards are to be a minimum of 4 inches wide. Corner boards will be required on homes with stucco and siding.
- ❖ Corner board material is to be a composite material such as Smartboard, Hardie Trim or an equivalent. Vinyl corners that are 4 inch wide coloured to match the corner board colour on the front elevation will be approved on rear elevations that are not considered exposed.
- ❖ Shadow boards or cornices, if incorporated in the design, should be used in all open gable ends where the wall meets the soffit on all elevations.
- ❖ The fascia on open gables on the front and other highly visible elevations are to be constructed with a composite material and be a minimum of 8 inches in height. All other fascia may be 6 inches in height and may be aluminum.
- ❖ Rainwear should be limited on exposed elevations. Downspouts should take place on side and rear elevations of homes only. Rainware should match colour of soffit and fascia used on home.
- ❖ Soffits shall be constructed of pre-finished aluminum or composite materials. Stained cedar soffits will be approved and are encouraged in high visibility areas.
- ❖ All homes will require an electrical outlet in the soffit that will be wired to a switch inside the home. This will allow for easy operation and installation of seasonal holiday lighting.

5.4 WINDOWS

Window layouts are very important in achieving great design in a chosen architectural style. Windows should be positioned in good proportion and relationship to one another on an elevation. If fenestration is not setup properly, walls can look scattered and unorganized.

Casement, double-hung, and single-hung are appropriate window types and may be incorporated with non-functional windows to create more elaborate window designs. Sliding windows will be acceptable but will still require decorative treatment.

- ❖ Simulated divided lights or muntin bars are to be used on the front elevations. Side elevations that are considered an exposed elevation will require muntin bars or simulated divided lites.
- ❖ Muntin bars may be removed at developers discretion.
- ❖ Large picture windows should be flanked by narrower vertical windows.
- ❖ Windows are to be oriented vertically. In other words, they should be taller than they are wide.
- ❖ Skylights, if used, should be black in colour to match the roofing and should have a flat profile.
- ❖ Skylights, if used, should be incorporated on rear elevations and should not be visible from the street.



5.5 ROOFING

The roof material for all homes in The Timbers is to be premium architectural asphalt shingles such as IKO Cambridge, GAF Timberline or, BP Mystique. Composite products such as Gem or Euroshake, and concrete tile in the slate profile with a dark colour will also be permitted. Standing seam metal roofing may be approved at the discretion of the Developer. Other equivalents may be approved at the Developer's discretion. No wood shakes will be allowed. All roof stacks must be enclosed and/or finished to compliment the roof colour and exterior finish detail.

- ❖ When asphalt shingles are used, colours should be in the black, brown or grey tones.
- ❖ Rainwater leaders and soffits shall match or compliment the approved trim colour.
- ❖ All roof hardware (i.e. vents, stacks, flashing, etc.) must be painted to match the colour of the roofing material. **Unfinished galvanized flashing will not be permitted.**

5.6 ENTRY DOORS

Entry doors must compliment the architectural style of the home and should stand as a primary element of the front elevation. **A typical 6 panel door will not be permitted.**

- ❖ Entry doors should have glazing and/or sidelights and/or transom windows. Upgraded fibreglass doors with a natural appearance or real wood will be encouraged and may be approved without the requirement of glazing.
- ❖ Entry doors must be painted a deep/contrasting colour to the trim.
- ❖ Double front entry doors will be approved at the discretion of the Developer.
- ❖ Sliding patio doors should not be located on front elevations.



5.7 GARAGE DOORS

Garage doors must be a traditional carriage or renaissance style with vertically proportioned panels and raised trim. This will give the appearance that the door has been constructed of wood.

- ❖ Garage doors should match the main body colour or trim colour or both. Alternate colours may be approved.
- ❖ Garage doors are not to exceed 8 feet (2.44m) in height and 20 feet (9.10m) in width.
- ❖ Additional space above the garage door to eaves line (more than 24 inches (0.61m)) will have to be justified and treated with an architectural feature.
- ❖ The same garage door style will not be permitted for neighbouring homes; there must be at least one house of separation.
- ❖ Black garage doors will not be permitted.



5.8 RAILING

Rails will be required as per the Alberta Building Code. Front porches and rear decks should have railings in a style to match the architectural theme. Depending on architectural style, acceptable railing materials include:

- ❖ Aluminum
- ❖ Wrought Iron
- ❖ Glass Panel (rear elevations only)

5.9 FRONT STEPS

Front steps, when constructed of concrete, should match the driveway and sidewalk. Pre-cast concrete steps and composite will be permitted. Wood steps will be permitted if constructed in cedar or pressure treated wood with closed risers.



5.10 EXTERIOR LIGHTING

Pot lights or light fixtures with a contemporary look are encouraged for the garage and front entry. All light fixtures shall complement the architectural style of the home. Flood lights will not be permitted. All light fixtures shall be fully shielded and oriented to direct all light below the horizon.

5.11 EXTERIOR COLOURS

The Developer must approve all exterior colour schemes. Colours should complement and enhance the ambiance of the community. Home colour schemes must not be repetitious with adjacent homes. See Section 4.3 Repetition. Sales and design teams must take this into account when working with clients, as this will not be relaxed at any time. Builders will be able to submit for pre-approved colours on a lot.

Dark bold siding colours are the central theme in The Timbers creating a blend of vibrant accents from one home to the next. Siding colours should suit the architectural style of the home. Pre approved primary siding colours for the main body of the home are listed in Appendix A. Colours not listed may be approved at the Developer’s discretion.

Each home is permitted to have one secondary colour that is complementary to the main body colour of the home. Lighter shades such as a beige or taupe may be used in limited amounts. If a secondary colour is desired in a dark colour there are no restrictions on the amount used. Pre approved secondary colours for accents on the home are also listed in Appendix A. Colours not listed may be approved at the Developer’s discretion.

Trim must be a bold colour that contrasts the main body colour of the home. Corner boards, shadow boards, columns, wood stair risers, fascias, and soffits must all match the trim colour.



6. ADDITIONAL REQUIREMENTS

6.1 ADDRESS PLAQUES

Each front drive garage home in The Timbers will be required to have an address plaque installed on the entry side of the garage door. For side drive garage homes, the location will be on the corner of the garage facing the street that is closest to the entry of the home.

6.2 ENVIRONMENTAL INITIATIVES AND SUSTAINABILITY

The Developer encourages green building practices and environmental initiatives in The Timbers. In addition to any requirements of The City of Red Deer, the following requirements apply:

- ❖ Rain Barrels will be permitted in The Timbers provided they are located on the sides of the homes only. All rain barrels should be of an Earth tone colour.
- ❖ Solar panels will be permitted in The Timbers and must receive approval from the Developer. All solar panels must be mounted on one side of the principal building. Freestanding solar panels are not permitted in any yard space. Solar panels may be black in colour only and the total area of all panels combined may not exceed 91.5 square feet (8.5 m²) in area.
- ❖ All other solar initiatives including the use of solar shingles must be approved by the Developer.



Compost bins will only be permitted in rear or side yards. Compost bins are to be made from pre-finished materials not unfinished wood. All compost bins will require a gravel base or concrete pad so that they are not resting directly on the lawn area.

Electricity generation using small wind turbines is not permitted unless approved by the Developer.

Greenhouses will be permitted provided they are professionally designed and built. The plans must be approved by the Developer.

6.3 RECREATION AND COMMERCIAL VEHICLES/EQUIPMENT

Recreational vehicles and commercial vehicles shall be subject to the regulations of The City of Red Deer Land Use Bylaw.

6.4 SATELLITE DISHES

Satellite dishes in The Timbers shall be no greater than 24 inches (0.61m) in diameter, and the dish shall be located in an area that minimizes the visual impact.

6.5 AIR CONDITIONING UNITS

Central air conditioning or other mechanical hardware must be located where they are not visible from the street and should be screened when possible.



7. APPROVAL PROCESS

7.1 REQUIRED INFORMATION FOR ARCHITECTURAL APPROVAL

Incomplete applications will not be processed. The following items are required for architectural approval:

Plot Plan (1:200 scale) showing the following:

- ❖ Lot size
- ❖ Building envelope
- ❖ Setbacks
- ❖ Lot coverage
- ❖ Easement and utility rights of way
- ❖ Property and house corner grades

Construction Drawings ($\frac{1}{4}$ inch = 1 foot; $\frac{3}{16}$ inch = 1 foot). Completed architectural exterior colour and material selections.

8. CONSTRUCTION REGULATIONS

8.1 MATERIAL AND EQUIPMENT STORAGE

- ❖ Materials and equipment may be stored on site during construction, but may not store on adjacent or any other home sites.
- ❖ Items stored must be stored in an organized manner and must be covered to ensure site cleanliness.
- ❖ Builders must ensure that they do not trespass or disturb any other properties.
- ❖ Cleaning of paint, solvents, stains, etc will not be permitted on site.
- ❖ Concrete trucks may not clean chutes anywhere on site.

8.2 USE OF SITE

- ❖ Construction debris and waste must be contained on site each day and removed at the end of the project.
- ❖ Debris may not be burned, dumped, or buried anywhere on site at any time.
- ❖ Site damage (curbs, site furniture, sidewalks, roadways, vegetation) will be charged to the responsible Builder.
- ❖ Should a site not be maintained as per these guidelines, the Developer reserves the right to rectify any deficiencies at the cost of the responsible Builder.

8.3 VEHICLES AND PARKING

Utility trailers, etc. may be parked on site only during the time of construction. These are parked at the risk of the builder.



8.4 OTHER NOTES

- ❖ Vegetation material, top soil, or similar materials may not be dumped on site at any time.
- ❖ Changing oil on any equipment or vehicles is not permitted on site.
- ❖ Alcohol is prohibited at all times on site.
- ❖ Erosion control is the responsibility of the Builder during construction.
- ❖ Sites should only be accessed via the provided entries.

9. DISCRETION

Notwithstanding anything set out in these guidelines, the Developer, (Laebon Homes) may apply their respective judgements when considering and approving anything regulated or controlled by these guidelines. In so doing, the Developer may provide waivers of or relaxations to any matter set out in these guidelines in their sole and absolute unfettered discretion.

Nothing herein contained shall be construed or implied as imposing on the Developer, its agents or employees, any liability in the event of non-compliance with or non-fulfillment of any of the terms, restrictions and benefits set forth herein, and no liability or responsibility whatsoever shall be incurred by the Developer, its agents or employees, in the performance or non-performance of their rights and obligations herein.

9.1 NO RIGHT TO ENFORCE

Only the Developer may enforce the guidelines. No purchaser of a lot in The Timbers may enforce these guidelines.

9.2 RIGHT TO AMEND

The Developer may amend these guidelines as it sees fit in its sole and absolute unfettered discretion.

9.3 NO TRESPASSING

No person shall infringe upon, excavate, destroy, paint, fill in, cut, remove or tamper with any lot in The Timbers that is not their own. If done so, the Developer has full right to take legal action for relief of any violation.

10. CONTACTS

Developer - Laebon Homes
289 Burnt Park Dr
Red Deer County, AB T4S 2L4
Tel: 403.346.7273
Fax: 403.341.4165

APPENDIX A

APPROVED PRIMARY AND SECONDARY SIDING COLOURS



APPROVED PRIMARY SIDING COLOURS

James Hardie – ColorPlus

- ❖ Khaki Brown
- ❖ Woodstock Brown
- ❖ Monterey Taupe
- ❖ Timber Bark
- ❖ Mountain Sage
- ❖ Boothbay Blue
- ❖ Evening Blue
- ❖ Chestnut Brown
- ❖ Traditional Red
- ❖ Countrylane Red
- ❖ Iron Gray
- ❖ Tuscan Gold
- ❖ Night Gray
- ❖ Aged Pewter

Gentek - Sequoia

- ❖ Venetian Red
- ❖ Espresso
- ❖ Dark Drift
- ❖ Saddle Brown
- ❖ Moonlit Moss
- ❖ Midnight Surf
- ❖ Windswept Smoke
- ❖ Mountain Arbor
- ❖ Coastal Blue
- ❖ Iron Ore

Mitten – Sentry (ACT)

- ❖ Regatta Blue
- ❖ Richmond Red
- ❖ Grenadier Green
- ❖ Khaki Brown
- ❖ Annapolis Blue
- ❖ Aviator Green
- ❖ Chestnut Brown
- ❖ Gunmetal Grey
- ❖ Coffee Bean
- ❖ Rockaway Grey
- ❖ Muskoka Green
- ❖ Rain Forest
- ❖ Caribou Brown
- ❖ Timber Bark
- ❖ Lighthouse Red
- ❖ Sapphire Blue
- ❖ Eggplant
- ❖ Spring Moss

Certainteed – Monogram

- ❖ Sable Brown
- ❖ Pacific Blue
- ❖ Autumn Red
- ❖ Terra Cotta
- ❖ Mountain Cedar
- ❖ Hearthstone
- ❖ Spruce
- ❖ Flagstone

Royal – Colorscapes

- ❖ Redwood
- ❖ Natural Cedar
- ❖ Heritage Blue
- ❖ Shamrock
- ❖ Ironstone
- ❖ Midnight Surf
- ❖ Cocoa
- ❖ Wedgewood
- ❖ Granite
- ❖ Weathered Grey
- ❖ Marine Blue
- ❖ Bark

Waterford – Timbercrest

- ❖ Umber
- ❖ Charcoal
- ❖ Pecan
- ❖ Colonial Red
- ❖ Ivy Green
- ❖ Midnight Blue

APPROVED SECONDARY SIDING COLOURS

Gentek - Classic

- ❖ Linen
- ❖ Pebble
- ❖ Canyon Clay
- ❖ Wicker
- ❖ Dover Grey
- ❖ Monterey Sand
- ❖ Pearl

Mitten – Sentry

- ❖ Bone
- ❖ Brownstone
- ❖ Flagstone
- ❖ Lite Maple
- ❖ Hearthstone

Royal – Crest

- ❖ Linen
- ❖ Wicker
- ❖ Harvard Slate
- ❖ Flagstone
- ❖ Heather
- ❖ Brownstone
- ❖ Pebble Clay

Certainteed – Monogram

- ❖ Granite Grey
- ❖ Cypress
- ❖ Buckskin
- ❖ Natural Clay
- ❖ Silver Ash
- ❖ Savannah Wicker
- ❖ Light Maple
- ❖ Herringbone
- ❖ Frontier Blend

Waterford – Select

- ❖ Pine
- ❖ Sandstone
- ❖ Classic Linen
- ❖ Clay
- ❖ Cobblestone
- ❖ Sand





THE
TIMBERS