



architectural guide

inspired by nature - in symbiosis
with its surroundings



leNorden.com | 514 374-4444

info@lenorden.com | 400, ch. du Mont Saint-Sauveur, Saint-Sauveur



imagine.

living to the rhythm of the seasons.

A distinctive lifestyle, tucked away on the West side of Sommet Saint-Sauveur. By following the mountain's natural path, you will find a residential domain breathing with contemporary and nordic character, offering one of the most exclusive views of the Laurentians.

In addition to the landscaped parks and walking trail leading to the Sommet Saint-Sauveur ski lift, this exceptional site features lots for 53 custom homes and 78 semi-detached homes, from 6,724 ft² to 87,000 ft². All properties include municipal water and sewage systems, as well as underground electrical and gas infrastructures.



The Norden wouldn't be the same if it wasn't surrounded by the Laurentian woods. That's why we have to respect the forest. From the house's disposition to the materials transportation and our unique rain water recuperation system, we always aim for the optimal way of doing things.



our vision

The Norden vision is part of an ecological and environmental perspective. The buildings blend perfectly into the nordic landscape, both aesthetically and functionally.

- Nordic, contemporary and organic architecture;
- Distinctives and custom houses;
- Minimum deforestation of land;
- Trees disposition in harmony with the field's topography;

For Sommet homes:

- Rainwater catchers in parking areas;
- 6,600-litre reservoir for the collection of rooftop rainwater.

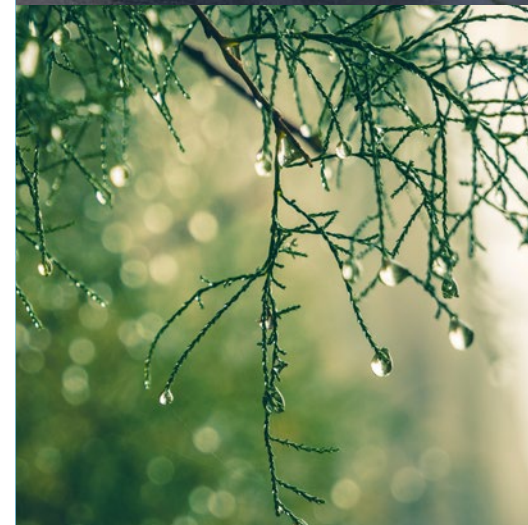


our water recovery system unique in Quebec

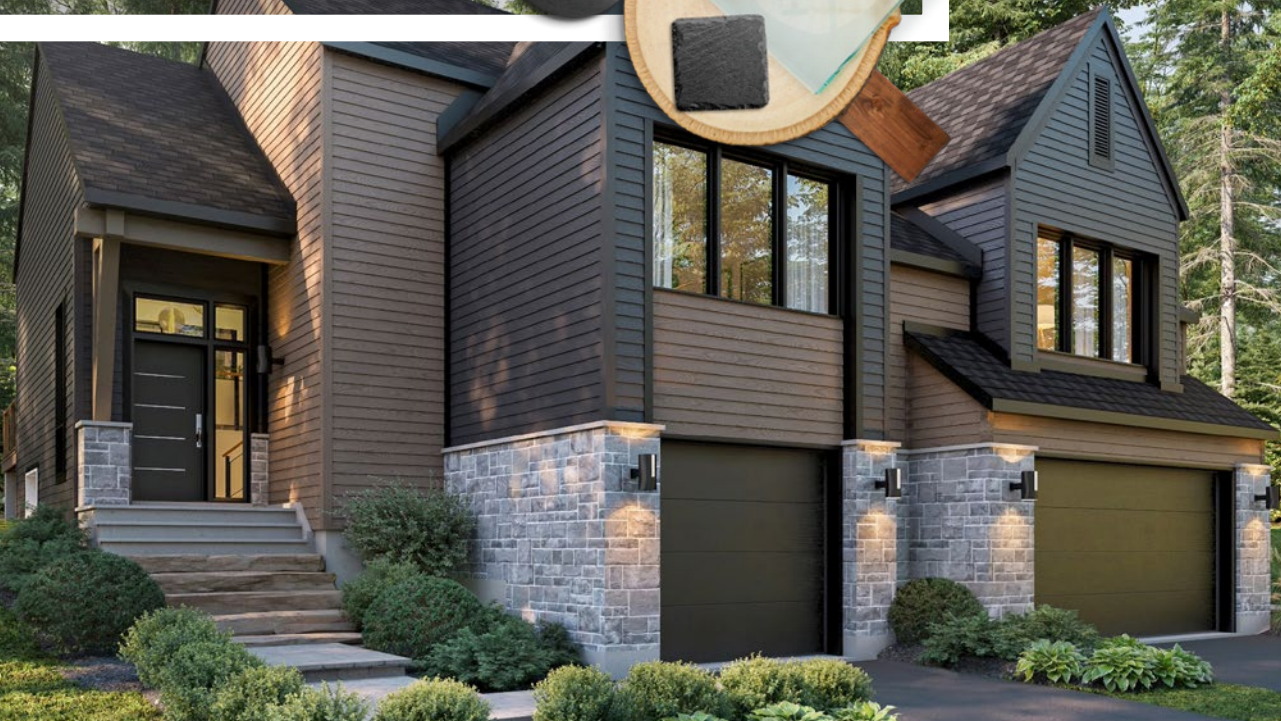
Ecology is one of Le Norden's most important. For the sake of the environment, we have imagined the optimal way to recover rainwater on every lots. A project demonstrating a commitment with the Quebec Ministry of the Environment.



- Saves 30,000 liters of water / year / house;
- 6,600 liters tank on each lot;
- 80% of water is returned to the reservoir for non-domestic outdoor water use and more.



architecture, design and sidings



One of our goals is to create a feeling of prestige and homogeneity throughout Le Norden residences. To do so, it is essential to maintain a similar line of inspiration.

In addition to meeting the applicable standards of the city of Saint-Sauveur, new construction must follow the design criteria listed below:

EXTERIOR CLADDING: all walls should begin 8 inches (20.32 cm) from the floor;

MASONRY: natural stone, reconstituted concrete stone, or compatible masonry (Lafitte stone's equivalent);

WOOD: pine (or equivalent product), Maibec (or equivalent product), wood products, or cedar shingles;

CORNICES: aluminum, wood materials;

ROOFING: asphalt shingles or metal sheets;

DOORS AND WINDOWS: colored windows;

CHIMNEYS: masonry mandatory (with some exceptions);

OUTDOOR RAMPS: glasses, wood and metal, or only metal;

LIGHTING: LED only, 3000K maximum;

ADDRESS: built in stone with the Norden logo.

things we recommend, for a better sense of harmony...

- Winding paths to integrate the surrounding topology;
- Pavers, river stones, stone plates and asphalt. A combination of coatings is allowed;
- Maintenance work inspired by the natural elements in place;
- Retaining walls with material already in place (you could also use blocks of stone or common concrete blocks covered with natural stones);
- Landscaping work highlighting natural elements and landscapes;
- Domestic composting;
- Inground pools and spas only, opt for a natural treatment of their integration;
- Dark colored iron fences (or imitation) of dark color, or dark colored mesh fences. Can be mixed with cedar.



minimise:

- Too many paved surfaces (When choosing the materials, keep the space's vegetation and natural aspect in mind as much as possible.)



hide

- Propane tanks;
- Mechanical equipment (air conditioner or heat pump);
- Carry out development work within 12 months of taking possession.



interdictions:

- Exterior cladding made of a singular material (such as masonry or 100% wood);
- Solid wood or log wood;
- Brightly colored exterior siding (colors must be approved by the developer);
- Stacking 0-3 / 4" in the aisles and facade;
- Commercial water fountains (any decorative element must be approved by the developer);
- Above ground pools;
- Commercial vehicle visible in an driveway;
- Any visible trailer, boat or snowmobile;
- Prefabricated shed;
- Temporary carport (or any other temporary addition);
- PVC fence (must be approved by the developer);
- Colored outdoor lightning (except for the holiday season, including the months of December and January);
- Clothes line.