

SOUTH POINTE



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Fort Saskatchewan

Architectural

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Design Guidelines

Stage 3 - Townhouse

MLC Group Inc.

June 2007

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DIRECTORY:

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1.0 OBJECTIVE

The objective of these architectural guidelines is to ensure the very highest standard of visual appeal and image; ensuring compatibility among homes and integration of the community into the natural landscape. Outlining the opportunities and constraints of building, these guidelines will assist builders, designers and home buyers in achieving problem free construction.

2.0 STREETSCAPE

Relative massing, siting and style will ensure each home compliments the streetscape and adjacent homes.

Entranceways will be covered at the first level. The style, width, height and detailing of entranceways will together create a sense of arrival.

Building massing, siting and style may be adjusted and/or alternate treatments requested to reinforce the streetscape.

3.0 HOUSE SIZE

Houses are to have a consistency of mass and volume within the streetscape. The minimum house width is 20' on all lots.

4.0 SITE PLANNING AND GRADING

Site planning and grading must accommodate the natural slope of the land with 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.

Special attention is to be given the treatment of exposed concrete foundation walls. A maximum of 2' of parged concrete will be permitted on all elevations of the homes. Variation in grade and basement design may require cladding material be lowered or extended to within 2' of ground level accordingly.

Additional setbacks maybe required to articulate and provide streetscape differentiation to all proposed homes. Homes will be reviewed on their individual merits of design, massing, proportion and compatibility and, where the Architectural Consultant considers the plan to be exceptional, and, provided that the house conforms with the general trend of the neighborhood, exceptions may be considered.

5.0 GARAGE/DRIVEWAY

The front walkway must be a minimum of poured concrete in broom finish. Individual patio blocks will not be permitted.

A poured concrete parking pad must be provided concurrent with house construction. The approach to the lane may be paved with asphalt or concrete.

Detached garages should be consistent in style, finish and color with the design of the house.

6.0 IDENTICAL ELEVATIONS

Repetitive use of elevations, this includes front elevations as well as high visibility rear elevations will be monitored to ensure interesting streetscapes.

7.0 EXTERIOR COLORS

Colors will be approved on a lot by lot basis without repetition on adjacent lots. The use of a third accent color is required.

The overhead garage door must be painted to match the wall cladding.

9.0 CORNER LOTS

Corner elevations must be designed to suit the high visibility of these locations. Appropriate wall heights, window placement and detail treatments will be consistent with the front elevation. All model types will be considered on the basis of their suitability to these locations.

10.0 ROOFING

Roof slopes will be a minimum 6/12. Eave overhangs are to be proportionate to the design of the home. Cantilevers and boxouts on visible elevations (front, corner and perimeter lots) must include their own roofline and overhang.

The roofing materials/colors may be selected from the following:

IKO, 25 Year Shingles in the following colors: Weatherwood, Driftwood, Dual Black or Charcoal Grey
BP, 25 Year Shingles in the following colors: Weatherwood, Charcoal Grey, Sandstone, or Slate Black

Chimneys and flues must be contained within a corbeled chase, finished in a style consistent with the home design.

11.0 EXTERIOR FINISHES

The use of window and door surrounds and/or a combination of battens, trim boards, louvers and brick or stone will be a feature on all homes. It is the intent of this clause to ensure all openings visible from the front street will be detailed with appropriate trim.

Brick or stone (masonry) is recommended on each home in a panel effect. When used the full front of the garage should be finished in masonry.

Permitted cladding materials include vinyl siding and wood siding in horizontal application, brick/stone in stacked application, stucco, and Stonetile.

All trim and masonry details must be returned 24" around corners.

Parging not to exceed 2'0" on front and corner elevations.

An emphasis on entrance treatments is a requirement. Such treatment may include the use of verandahs, courtyards, and covered entries. Where the design does not lend itself to this concept, the use of alternate detailing and feature windows will be considered.

12.0 FENCING

Wood fencing shall be consistent in design and color with the fencing style established for the community, an illustration of which is attached.

12.1 Landscaping

It is the responsibility of the homeowner to landscape the front yard. In the case of corner lots the front yard shall include the flanking sideyard to the sidewalk, curb or boulevard and to the rear corner of the house. Landscaping must be completed within one year of occupancy.

The minimum landscape standard shall consist of sod, one tree and a prepared shrub bed containing at least four shrubs. Deciduous trees shall be 2" minimum caliper, coniferous trees a minimum 6' tall, and shrubs shall be a minimum of 18" in height.

To ensure the compliance with the landscaping requirements, a \$1,000.00 security deposit must be paid by the Purchaser, to be refunded by the Builder upon confirmation of satisfactory completion of the landscaping.

12.2 Accessory Buildings

The side wall elevations of all ancillary buildings and garden sheds shall not extend higher than adjacent fencing. Where visible from a public adjacency (i.e. all perimeter lots and corner lots), accessory buildings must be consistent in style, finish and color, with the house. Roof style and materials are to match the materials used on the roof of the house.

13.0 INTERPRETATION

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

14.0 SITING

14.1 Consultant

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

14.2 City Regulations

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

14.3 Grading

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

14.4 Plot Plans

Plot plans and stakeout must be carried out by the designated surveyor only. 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.

15.0 SUBDIVISION APPEARANCE

15.1 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 Group will be on lots owned or sold by that Builder. Excessive abuse of signage, including sandwich boards may necessitate removal of ALL Builder's and Realtor's signs.

15.2 Excavation Material

All Builders must ensure that all excavation is kept within the confines of their lot. Any spillage on a road, land, sidewalk or neighboring lot must be removed immediately or the Developer will arrange for its removal and invoice for expenses.

15.3 Clean Up

Builders should encourage timely removal by all subtrades of litter on building sites. 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.

15.4 Construction Activity

Each Builder is responsible for inspecting the condition of curbs, sidewalks, street lights, services, etc. on his lot and must submit written notice of any damages to the Developer prior to commencing construction, otherwise costs for repairing any damages becomes the sole responsibility of the Purchaser.

16.0 APPROVAL PROCESS

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

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

- a) One complete set of house plans; 1/4" or 3/16" to 1; scale
- b) Two Copies of the Plot plan, prepared by Stantec Geomatics, 1:300 scale
- c) Completed application form.
- d) Material and color samples, as required.

WINDWARD LANDTEC. will review the plan and recommend approval, modification, or rejection of the application based on the adherence of the plans to these guidelines. Should disputes arise, the Developer shall make the final decision on the acceptability of plans. Once approved, WINDWARD LANDTEC 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. WINDWARD LANDTEC will keep an up-to-date record of plans showing house types, color, roof lines and grades, to advise the applicants of how their proposed house will best fit into the existing situation.

Approval of any and all house plans will be at the sole and unfettered discretion of the vendor.

No stake-out will be granted until approved by WINDWARD LANDTEC.

17.0 DAMAGE DEPOSIT

A damage deposit of Letter of Credit in the amount of \$5,000.00 (regardless of the number of lots) is due prior to house plan and grade approval to cover:

1. Contravention of architectural objectives.
2. Possible damage to:
 - (a) Curb stop - water valve
 - (b) Sidewalks, curbs and gutters
 - (c) Driveway aprons and asphalt
 - (d) Boulevard landscaping and trees
 - (e) Rear gutters and walkways
 - (f) Light standards
 - (g) Fire hydrants
 - (h) Cathodic Protection points
 - (i) Grading and drainage swales
 - (j) Fencing

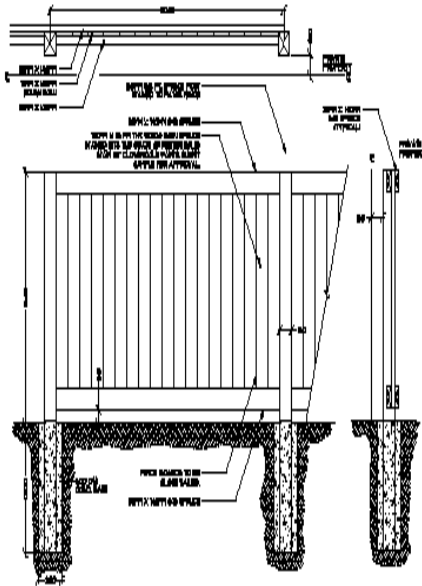
17.1 Deposit Return Procedure

1. Exterior completed in accordance with these guidelines and as approved by the architectural consultant.
2. Landscaping satisfactorily completed as per requirements.
3. Rough grading certificate & city approval of same, from the City of Edmonton Drainage Branch.
4. Water valve exposed and marked.
5. Sidewalks, street, lane, gutters and curbs cleaned.
6. Application made in writing to WINDWARD LANDTEC (form attached).

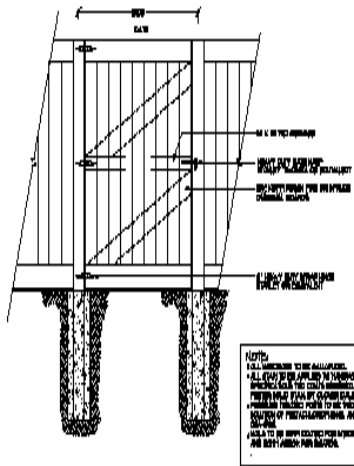
Upon completion of construction, site works and landscaping, a final inspection is done to ensure compliance with the architectural guidelines and to check for any damages to municipal improvements. The following items must be completed prior to a request for final inspection:

- Home constructed in compliance with the Guidelines and the approved plan
- Construction complete including seasonal work on exterior, site cleared of all debris, sidewalks and curbs cleaned, cc marked and exposed
- Landscaping completed in accordance with guideline requirements
- Grading certificate for rough grade is provided with City approval

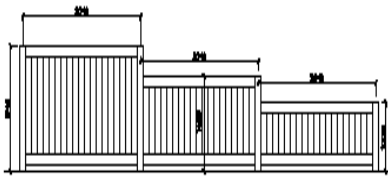
To initiate the final inspection, a request form accompanied by the approved grading certificate must be forwarded by the builder to Windward Landtec.



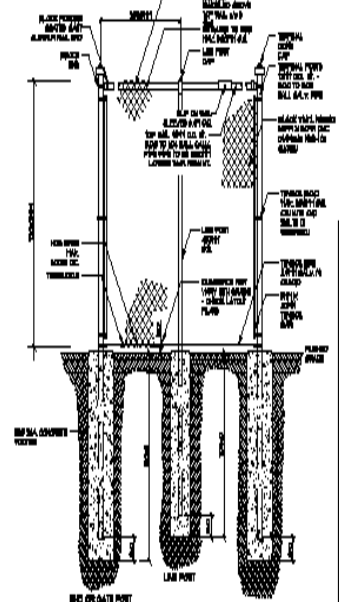
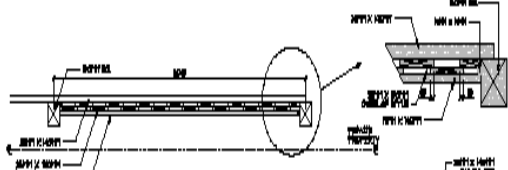
1.8m STANDARD WOOD SCREEN FENCE AND GATE
SCALE: N.T.S.



NOTES:
1. ALL DIMENSIONS TO BE AS SHOWN.
2. ALL DIMENSIONS TO BE APPLIED TO THE EXTERIOR FACE UNLESS OTHERWISE SPECIFIED.
3. ALL DIMENSIONS TO BE APPLIED TO THE EXTERIOR FACE UNLESS OTHERWISE SPECIFIED.
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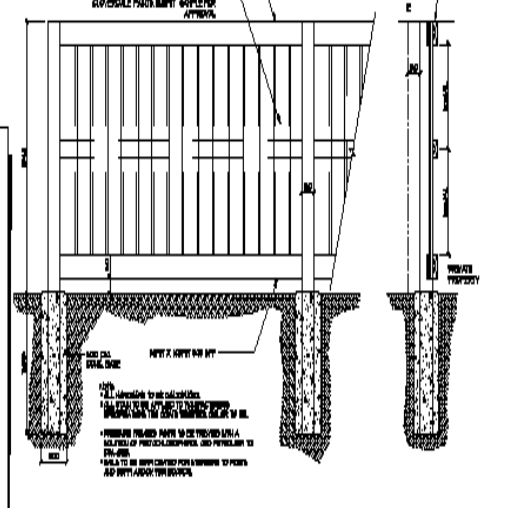


WOOD SCREEN FENCE STEP DOWN
SCALE: N.T.S.



CHAIN LINK FENCING NOTES:
1. ALL DIMENSIONS TO BE AS SHOWN.
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3. ALL DIMENSIONS TO BE APPLIED TO THE EXTERIOR FACE UNLESS OTHERWISE SPECIFIED.
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4. ALL DIMENSIONS TO BE APPLIED TO THE EXTERIOR FACE UNLESS OTHERWISE SPECIFIED.



OVERLAP BOARD WOOD SCREEN FENCE
SCALE: N.T.S.

1200mm BLACK VINYL COATED CHAIN LINK FENCE DETAIL
SCALE: N.T.S.



Southpointe Estimators Inc.
1000 - 110 Street
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T6C 2L5
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Legal
Title

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1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00



Subdivision _____
 Lot _____ Block _____ Plan _____
 Homeowner _____
 Municipal Address _____



APPLICANT INFORMATION

Name _____
 Address _____
 City _____ PC _____ Tel _____ Fax _____
 Job No _____



HOUSING DESIGN

Type Bungalow Bi-Level Split Level Two Storey Other

Area Main Floor _____ Second Floor _____ Total Floor _____ Sq.Ft. _____

Form Roof Style _____ Roof Pitch/Slope _____ Fascia Size _____

Exterior Detail	Manufacturer	Material	Colour
Roof			
Wall			
Brick / Stone			
Trim			
Soffit, Fascia			
Window			
Front Door			
Garage Door			
Chimney			
Driveway			
Driveway Border			
Verandah			

NOTE:
 Colour - Please specify Manufacturer's name, reference number and colour: Example, Olympic 704 Brown
 Siting and grades as per surveyors plot plan.
 Conformance to setback and lot grading requirements are the responsibility of purchaser and /or builder.

USE OF HOUSE PLAN APPROVAL SERVICES
 The Applicant acknowledges that the house plan approval is provided as a service and that the developer and its designated consultants assume no responsibility for the accuracy of the information provided, or for any losses or damages resulting from use thereof. The applicant further acknowledges that they will hold the developer and its designated consultants harmless from any action resulting from the use of this information.

Date _____ Signature _____

12128 - 121A Street, Edmonton Alberta T5L 0A4 Tel. 780.454.6799 Fax: 780.454.6896 email: info@windwardlandtec.com
 Southpointe @ Ft. Saskatchewan Stage 3 Townhouse
 Architectural and Design Guidelines

APPLICATION FOR HOUSE PLAN APPROVAL