

SOUTHBROOK

Stage 12

ARCHITECTURAL AND DESIGN GUIDELINES

Includes:

Lots 123 to 130, Block 1

Lots 5-7, 10-13, 30-33, 47-53, Block 7

Lots 12-14, Block 9

November 2002

CONTENTS:

| | |
|---------|---------------------------|
| Section | Description |
| 1.0 | OBJECTIVE |
| 2.0 | ARCHITECTURAL THEME |
| 3.0 | STREETSCAPE |
| 4.0 | HOUSE SIZE |
| 5.0 | SITE PLANNING AND GRADING |
| 6.0 | GARAGE/DRIVEWAY |
| 7.0 | IDENTICAL ELEVATION |
| 8.0 | EXTERIOR COLORS |
| 9.0 | CORNER LOTS |
| 10.0 | WALKOUTS |
| 10.1 | High Visibility Lots |
| 11.0 | ROOFING |
| 12.0 | EXTERIOR FINISHES |
| 13.0 | FENCING |
| 13.1 | Landscaping |
| 13.2 | Accessory Buildings |
| 14.0 | INTERPRETATIONS |
| 15.0 | SITING |
| 15.1 | Consultant |
| 15.2 | City Regulations |
| 15.3 | Grading |
| 15.4 | Plot Plans |
| 16.0 | SUBDIVISION APPEARANCE |
| 16.1 | Signage |
| 16.2 | Excavation Material |
| 16.3 | Clean Up |
| 16.4 | Construction Activity |
| 17.0 | APPROVAL PROCESS |
| 18.0 | DAMAGE DEPOSITS |
| 18.1 | Deposit Return Procedure |

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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 homebuyers in achieving problem free construction.

2.0 ARCHITECTURAL THEME

The natural landscape setting and history of the valley provides the perfect setting for this collection of Heritage homes. Rather than a single architectural theme we have selected architectural elements that can be incorporated in a diverse range of styles, in a variety of applications. This framework will encourage originality and individual expression while the pattern of coordinated components and features establish the character of Southbrook. These architectural elements - enclosed entries, stonework and the weight of substantial detailing, together achieve a grounded streetscape - homes that are comfortable in their proportions. As the eye is drawn to street level and proportion applies to scale, the statement is 'Welcome Home!' The beauty of the natural landscape, the comforts of things familiar and the simplicity of times long past, this will be the character of Southbrook.

3.0 STREETScape

Care must be taken to integrate the unique values of each home with special attention to the relationship with neighboring properties. Relative massing, siting and style will be of utmost importance in assuring each home compliments its' neighbor and the subdivision. Building massing, siting and style may be adjusted and/or alternate treatments requested to reinforce the streetscape. Entranceways will be covered at a level that encloses and protects the space, at the first level or a height proportionate to the design. The style, width, height and detailing of entranceways will together create a sense of arrival.

4.0 HOUSE SIZE

Houses are to have a consistency of mass and volume within the streetscape. As such, house widths and sizes must relate proportionately and logically to the lot width and neighboring houses. The minimum house width at the front elevation shall be as follows:

Thirty Four Feet Lots 47-53, Block 7

Thirty Eight Feet For all other lots.

Homes incorporating a garage offset of more than 4' will be specifically reviewed for suitability. 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 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. For lots with a more dramatic change in terrain such as walk out basement lots, there may be a requirement for special terracing and/or retaining walls. The purchaser shall be responsible for the design and construction of such retaining structures and must ensure design grades and lot drainage are not compromised.

Natural elements such as boulders are preferred for construction of all retaining walls, to provide a blend with the natural terrain. If the retaining structure is to be more than one meter in height, it must be stepped to reduce the wall's visual mass.

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 home. Variation in grade and basement design may require cladding material be lowered or extended to within 2' of ground level.

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

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.

6.0 GARAGE/DRIVEWAY

Double attached, front drive garages are required and must be located in accordance with the garage location plan. Driveways and front walks must be concrete or paver stones.

A maximum of 18" must be maintained between overhead garage door and the eave line. Where the height exceeds 18", special detailing may be required. Gable ends will require appropriate detailing to soften the visual impact accordingly. Garage overhead doors must be compatible with house in style. The use of glass panels in overhead doors is encouraged as illustrated. The application of this feature is not a requirement, but when glass is utilized, the style must be as shown. Sunburst or other patterns will not be permitted. The garage overhead door must be the same color as the cladding or when the garage front is brick or stone, the overhead door may be the same color as the trim. Corners of overhead door must be straight or curved. Angled corners will not be permitted.

7.0 IDENTICAL ELEVATIONS

Similar or approximately identical elevations must not be repeated within two lots or directly across the street (X0AX). To be considered different, an alternate elevation must reflect substantial modifications. Repetitive use of elevations will be monitored to ensure interesting streetscape.

8.0 EXTERIOR COLORS

Taken from the land itself, a wide range of earthtones in dark muted shades of green, brown, yellow and blue can be highlighted by brighter colors inspired by wild flowers and autumn leaves. Colors will be approved on an individual basis. Colors will not be duplicated on adjacent lots. The use of a third accent color is strongly encouraged. In keeping with the character of the neighborhood and in consideration of blended streetscapes, pastel colors are discouraged. White and lighter cladding colors may be used moderately in combination with darker palettes in contrast.

9.0 CORNER LOTS

Houses on corner lots require special design consideration. Flanking side elevations should have suitable front elevation treatments with principal roof planes sloping towards view. All models will be considered for corner lots based on their unique suitability to these locations. Two story models will be considered only if it is demonstrated that the design is suitable in massing and style. Lot 12 in Block 7 and Lot 53 in Block 7 are highlighted for special consideration and may require more extensive treatment. For two story models this may include variation in wall planes, roof at second floor set back of main floor to provide substantial roof mass between floors, appropriate wall heights, window placement and use of detailing.

10.0 WALKOUT LOTS

Lots Affected: Lots 123 to 125, Block 1 / Lots 5, 6, 11, 12, 13, and 30, Block 7

The rear elevation of these homes require special design consideration and must avoid large expanses of blank wall space as well as a three story towering appearance. The architectural devices that will best achieve the desired elevation are a combination of various wall planes, downhill sloping roofs in combination with dormers, decks and balconies. The distance from grade to the first eave line should not be more than 20'.

10.1 High Visibility Lots

Lots Affected: Lots 123 to 130, Block 1

High visibility rear elevations require special design consideration. These elevations must avoid large expanses of blank wall space and incorporate attention to detailing consistent with the front elevation and the overall design.

11.0 ROOFING

To provide a unifying theme throughout the subdivision, the minimum roof pitch will be 6/12, with the exception of bungalows which may require a 7/12 pitch to adjust massing. In consideration of overall massing and style, some secondary roofs may not be subject to this minimum requirement.

Roof material may be Architectural Asphalt, Harmony Series by BPCO, or an approved equivalent. Colors may be selected from the following:

Stonewood - Shadow Black - Sunset Cedar

Roof overhangs will be proportionate to the design with suitable overhangs incorporated at

cantilevers, box-outs and bays. 6" fascia is the minimum, however, a wider fascia is encouraged and may be requested as a solution to detailing on some models.

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

12.0 EXTERIOR FINISHES

To achieve the standard and caliber of visual appeal set for the Southbrook subdivision, a requirement for architectural detailing and continuity will apply to all homes.

Brick or stone will be required in a panel effect. A minimum of up to seventy five square feet may be required and must be applied in mass. For example, if brick is applied at the garage front, it must extend the height of the garage including above the overhead door to create a panel effect.

Brick applied as an accent will not be permitted. The use of window and door surrounds will be a feature on all homes. Trim will be a minimum 6" with a preference for 8". The use of natural materials is encouraged.

Wood in a stained or painted finish is highly appropriate. Stucco may be used only with detailing that reflects the character of the neighborhood. The use of wood detailing in a contrasting paint or stain finish is encouraged for stucco elevations. A preliminary plan should be provided with proposed stucco treatment prior to complete house plan submission. Exceptional stucco designs may be exempt from the requirement for brick or stone. Entranceways will be covered at a level that encloses and protects the space - at the first level or a height proportionate to the design. The grand but somewhat overwhelming two story pillared entries will be discouraged. Wooden verandas and porches must be skirted to grade with closed risers.

The use of glass panel in overhead doors will be encouraged as illustrated. The application of this feature is not a requirement, but when glass panels are used, the style must be as shown.

Louvres and trim details must be consistent with the "Heritage" look. Some suitable styles have been illustrated for reference.

Acceptable cladding materials include:

- double 4 beveled or cove vinyl siding in horizontal application
- brick, stone or shale in stacked application
- cedar siding in horizontal application of profile suited to design
- hardboard siding, prefinished (long life)
- machine applied or trowel finish stucco (may be used only with detailing that reflects the character of the neighborhood. Details should be painted or stained in a contrasting color.)
- Fieldstone and River rock will be considered on an individual basis

All trim details and masonry must be returned 1 foot around corners.

Where columns or posts are used on the front or highly visible elevations, they are to be of substantial form and solid in appearance. Columns and posts should include suitable step details at top and bottom.

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.

13.0 FENCING

On Lots 123 through 130 in Block 1, backing onto the ravine, fencing may be black-coated chain link (without inserts) or black wrought iron fencing. Wood screen fencing may be permitted only between buildings on these lots

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

13.1 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 side yard to the sidewalk, curb or boulevard and to the rear corner of the house.

This minimum standard shall consist of sod, one tree and a shrub bed containing at least six shrubs. Deciduous trees shall be a minimum 2" caliper, coniferous trees a minimum 6' tall and shrubs shall be 2' in height. Alternate landscape materials will be considered on an individual basis if it can be demonstrated that the alternate plan meets the objective of these guidelines to achieve greenery in all front yards within the neighborhood. The use of hard surface landscaping rather than sod will require the planting of trees and extensive shrubbery, to visually soften the hard surface and achieve greenery.

All landscaping must be completed, in accordance with the requirements, within six months of completion of the house (subject to seasonal limitations). To ensure 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 the satisfactory completion of the landscaping.

13.2 ACCESSORY BUILDINGS

Accessory buildings visible from public adjacencies (ie. Walkway, park, public amenity, street) must be consistent in style, finish and color with the house. Roof style and materials are to match those on the house.

14.0 INTERPRETATION

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

15.0 SITING

15.1 Consultant

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

15.2 City Regulations

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

15.3 Grading

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

15.4 Plot Plans

Plot plans must include the following:

- * Scale 1:300 metric.
- * North arrow.
- * Municipal address.
- * Legal description of property.
- * All property lines, designated and dimensioned.
- * Size and location of proposed building(s) dimensioned to property lines, existing building and other structure where applicable.
- * All cantilevers (including floor, bay windows, fireplaces, eaves, etc.).
- * Abutting streets, avenues, reserves, etc. Easements and utility right-of-way labeled and dimensioned, accurately figured, explicit and complete.
- * Spot elevations around building and drainage directions.
- * Dimensions from property line to sidewalk and face of curbs.

16.0 SUBDIVISION APPEARANCE

16.1 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.

16.2 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.

16.3 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.

16.4 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.

17.0 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 MARIAH CONSULTING LTD. 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, showing lot house grades and drainage pattern, floor and garage elevations; and
- c) Completed application form.
- d) Material and color samples, as required.

MARIAH CONSULTING LTD. 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, MARIAH CONSULTING LTD. 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 MARIAH CONSULTING LTD. MARIAH CONSULTING LTD. 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 MARIAH CONSULTING LTD.

18.0 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

18.1 Deposit Return Procedure

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 Mariah Consulting Limited.