

Southfort Meadows Stage 4B Architectural Design Guidelines

Objective:

The following architectural guidelines have been compiled to assist you in problem-free construction. The objective of these architectural directives is to achieve the highest possible standard of VISUAL APPEAL in this subdivision for the immediate and long-term benefit to the Purchaser.

Southfort Meadows is designed to be a community that mixes traditional and modern architecture in a harmonious way by encouraging varied exteriors that are all of high quality.

1.0 DISPUTES

Should any questions or disputes result from individual concerns, the Developer's decision will be final.

2.0 DAMAGE, LANDSCAPING AND LOT GRADING

2.1 Damage Deposit

\$3,000.00 Per Lot payable to Southfort Development Corp. at the time of purchase. The deposit, or a portion thereof, may be retained by Southfort Development Corp. for the following violations:

- a) Contravention of Architectural objectives.
- b) Damage to:
 - i. Curb stop-water service valve
 - ii. Sidewalks, curbs and gutter
 - iii. Asphalt
 - iv. Boulevard landscaping and trees
 - v. Light standard
 - vi. Fire hydrants
 - vii. Grading and drainage swales
 - viii. Fencing
- c) Front and visible side yard landscaping not completed.

2.2 Landscaping Requirements

A landscaping package for the front yard of each lot will include a minimum of ONE TREE ON FRONT YARD. The tree shall be at least 1 1/2" caliper for deciduous trees and 1.8 m. (6 ft.) in height for evergreen trees. On lots along a curve where the front yard space between driveways does not permit a tree, 5 shrubs will be accepted in lieu of the tree.

Full sod must be completed for the entire front & side yard, extending to the curb (or to the edge of sidewalk for those lots that front onto sidewalk). As an alternative to sod, artificial turf or decorative rock will be accepted. Mulch is also an acceptable accent treatment, but it cannot be the primary landscaping finish on the non-driveway side of the front yard. Landscaping between a sidewalk and curb is completed by the developer when the majority of the stage is build-out.

Front/side landscaping forms part of the final acceptance requirements and is required to be completed without one year of occupancy if the adjacent houses are complete. A seasonal extension will be considered if deemed to have just cause by the developer. *It is recommended that homeowners do not complete backyard landscaping or fencing along property lines adjacent to an undeveloped lot*, because when those lots are excavated for construction of a house, the structural integrity of the soils may be compromised in a large rain event. Doing so is at their own risk.

2.3 Lot Grading

The lot grading must be consistent with the approved Lot Grading Plan for the applicable stage of Southfort Meadows. In addition to critical grading control points at the lot corners, grade elevations along each boundary will receive important consideration. All building permits in the City of Fort Saskatchewan require rough & final grading approval through the municipality.

3. Architectural Guidelines

3.1 House Size

(a) Minimum house widths will be as follows:

<i>Building Pocket</i>	<i>Minimum widths</i>
32 ft.	30 ft.
34 ft	32 ft.
36 ft.	34 ft.

38 ft.	36 ft.
40 ft.	38 ft.
42 ft.	40 ft.

Minimum widths are only required at the front of the house, combining garage and house to make up the minimum width is permitted. If the back elevation of any of these units is exposed to a public space, the back of the garage is also subject to the additional architectural requirements mentioned in 3.2(m)

3.2 House Requirements

- (a) All housing units are to be completed with at least a double attached garage (front & side garage permitted).
- (b) Sidewalks, driveway, and front steps are to be of poured concrete (including stamped or colored) or exposed aggregate. Wood for front steps will be considered for houses with prairie or craftsman architecture. Wooden steps must be enclosed, painted to match the exterior, and the house must have a veranda or front porch to compliment the house style.
- (c) Garage locations as shown on subdivision plan.
- (d) House portion roof slopes to be a minimum of 5/12 with the exception of bungalows which shall be 6/12. A lower slope may be considered by the VENDOR on a secondary roof line or where there is architectural intent for houses built with modern and contemporary architecture.
- (e) There shall be no identical house elevation separately by less than 2 houses.
- (f) The minimum roof overhang shall be 18". All cantilevers on front elevations and exposed sides on corner lots, require a minimum 12" overhang.
- (g) A maximum of 7 risers will be permitted on all houses, and a maximum of 4 risers per run (with a minimum 3' landing separating each run)
- (h) Roofs shall be covered with any of the following *Driftwood* asphalt shingles:
BP, IKO, Certain Teed Landmark
- (i) Predominant trims in contrasting colors on window, doors, trims, etc.
- (j) A minimum of 6" fascia
- (k) On the front elevation of the house and the exposed side elevation on corner lots, 6" window frames and 4" minimum trim boards around doors will be required. Windows which cannot accommodate trim boards can use a

combination of shutters and trim boards.

- (l) Houses using siding will require a *minimum 75 square feet* of brick or stone on the front elevation (note this can be used as one of your menu options).

- (m) *Walkout/Partial Walkout/Lots backing on to Park (Lots 46 – 61, Block 9):*

Extra rear elevation detailing to match the front elevation of the house will be mandatory on all lots. Three storey rear elevations must break up the elevation with the use of windows, box outs, decks, etc.

Walkout basement houses will require a rear deck complete with a minimum of 12" X 12" support columns.

Freestanding storage sheds or aux buildings will not be allowed within the legal rear yard.

- (n) Special exterior design must be given to the flankage side of homes on all **CORNER LOTS**. Low profile homes are preferred on corner lots. Other model types (Two Storey, Bi-Level) will be considered by the VENDOR where extra detail is applied to the side of the house.

3.3 Exterior Finishes

- (a) Cedar, vinyl or aluminum siding, brick or stone are the allowable primary finishing materials. California style stucco will be allowed where it is appropriate to the house style. A variety of finishing materials is encouraged.
- (b) The basic exterior finish used on the front elevation of the house must be continuous on all elevations of the house.
- (c) Additional finishing material used on the front elevation must be wrapped around the corners:
- Stone must be wrapped a minimum of 20"
 - Stucco detailing wrapped as shown on front elevation
 - Trim boards as shown on front elevation
- (d) Excessive use of one color throughout any given streetscape will not be permitted. No identical house color will be permitted without a separation of a minimum of two houses in between. A change in exterior material (i.e. stucco vs. siding) may be considered a change in house color subject to the approval of the VENDOR. Deep colors are encouraged.

- (e) The distance above the garage must be minimized and the garage door must be painted to match the house color or the fascia color. Garage doors are to be no higher than 10'. RV garage doors are not permitted
- (f) Chimneys visible from the- front street must be boxed in with a corbelled detail. Rain caps and a full wooden chase are required
- (g) On all lots in the area parking must not be exposed more than 1'0" on the front elevation and 24" on side and rear elevations. Some relaxation will be given for walk-out lots.

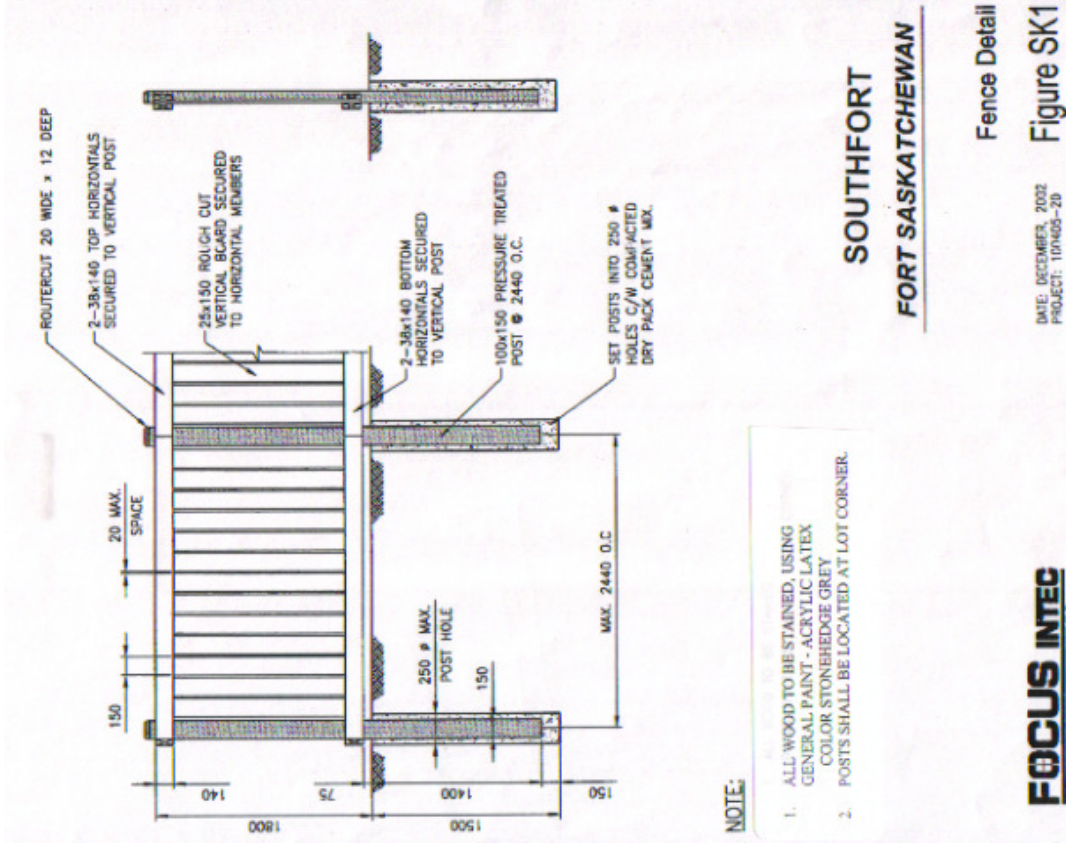
3.4 Exterior Detail Options

Four or more of the following architectural features and design elements must be incorporated into the house design to the satisfaction of the VENDOR:

- Stone, stone tile, cultured stone or natural colored brick foundation
- Minimum of 50 sq.ft. of accent stone (as approved by the VENDOR)
- Minimum of 75 sq.ft. of brick
- Roofed over front porches of a minimum 4 foot depth
- Tapered columns
- Wide open eave overhang with rafters exposed
- Transom or dormer windows
- Shakes/fish scale siding used as detailing on house
- Square windows in garage doors
- Custom Craftsman Style Front Entry Door
- Garage door from the Designer Door Collection

3.5 Fencing

Fences shall be either wood (painted Stone Hedge Grey) or chain link (coated in black vinyl). Vinyl fences will be considered only if they match or are a close alternate to the subdivision fence color (Stone Hedge Grey)



NOTE:

1. ALL WOOD TO BE STAINED, USING GENERAL PAINT - ACRYLIC LATEX COLOR STONEHEDGE GREY
2. POSTS SHALL BE LOCATED AT LOT CORNER.

SOUTHFORT
FORT SASKATCHEWAN

Fence Detail
Figure SK1

DATE: DECEMBER, 2002
PROJECT: 101605-20

FOCUS INTEC