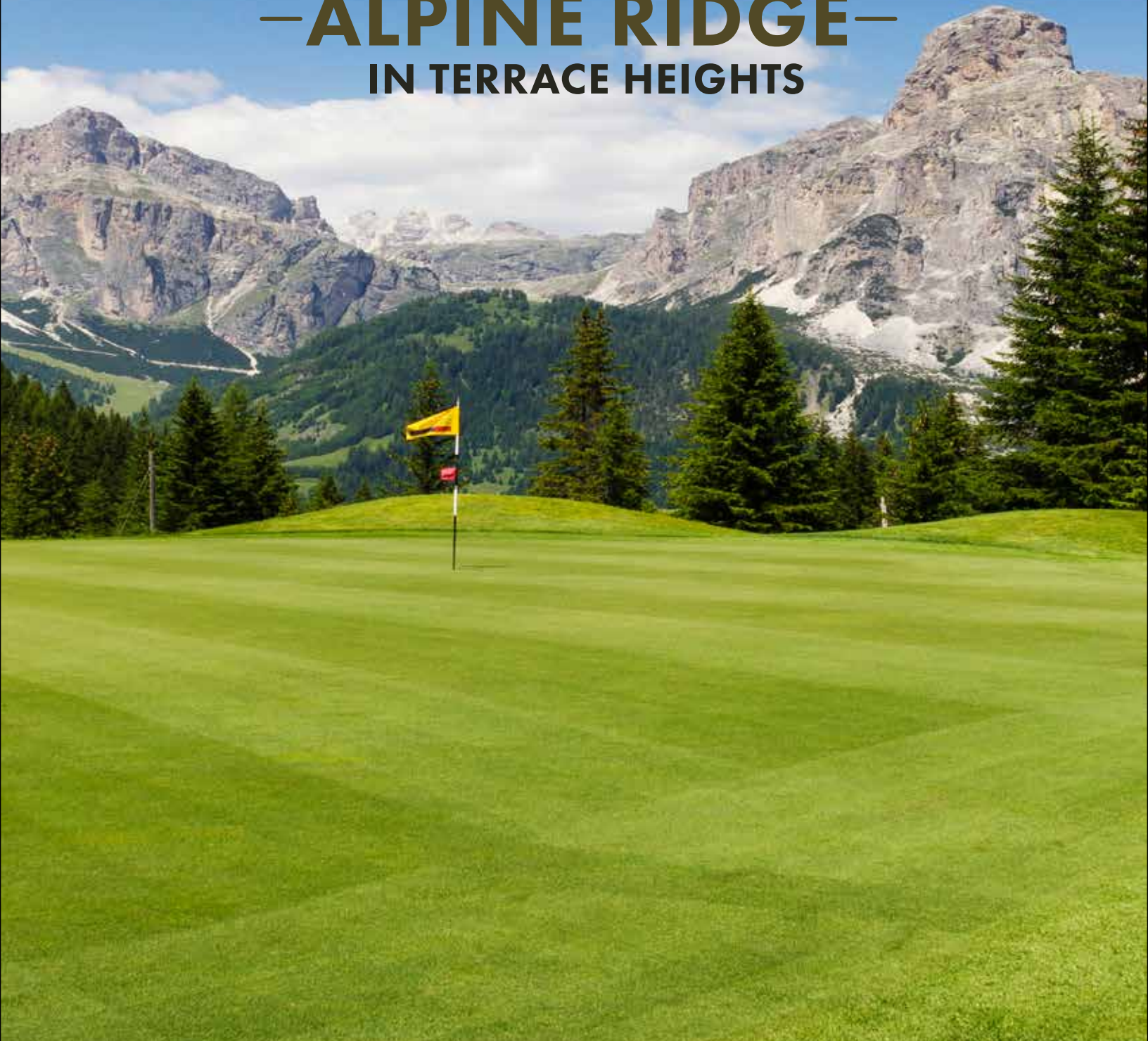


—ALPINE RIDGE—
IN TERRACE HEIGHTS



**ARCHITECTURAL AND DESIGN
GUIDELINES**

QUALICO[®]
communities

SCHEDULE "B" ARCHITECTURAL AND DESIGN GUIDELINES



INTRODUCTION

It is the intent of Qualico Developments West Ltd. (the "Developer") of the East Terrace Heights Neighborhood to create a consistent appearance of high quality and sophistication through a mechanism of design control that is sensitive to variations in design layout and topography. This concept is meant to provide the framework for an attractive community environment by outlining the opportunities and constraints of building. A pleasant visual appearance is achieved by ensuring compatibility among homes and integration of the community into the natural landscape. The Guidelines are a means by which quality development can be achieved in the community, protecting the project for the Town of Hinton, and in turn ensuring the protection of the investment by future homebuyers.

It should be noted that the information contained in this document is a guideline. Variations may be approved if deemed appropriate by Qualico Developments West Ltd. or its nominee. The enforcement, administration and interpretation of these guidelines shall be at the discretion of Qualico Developments West Ltd. or its nominee. The unfettered application of these guidelines shall be without notice or precedent. These guidelines may be altered, amended or varied by the Developer at its' sole and absolute discretion, and without any prior notice.

It is highly recommended that Builders and Owners study these Design Guidelines prior to submission of final plans to the representative of Qualico Developments West Ltd. to avoid alteration to such plans. Individual plans will normally be processed within (10) ten days of submission. Approval from the representative of Qualico Developments West Ltd. of such plans must be obtained in writing prior to application for a development permit from the Town of Hinton.

ARCHITECTURAL THEME

East Terrace Heights' architectural reflects the design elements found in the Craftsman style of architecture. This style is well suited to this location, with large roof overhangs providing natural shading, low roof pitch so that adjoining views are not restricted, and strong horizontal lines that blend well with the hillside lots. There are many variations and subtleties within the range of this style, and each homeowner is encouraged to work with the house designer or architect to take full advantage of the East Terrace Heights theme.



CRAFTSMAN STYLE ELEMENTS

The elegance of the Craftsman home relies on its simplicity. It is identified by a principal rectangular mass of 1, 1-1/2 or 2 stories. When present, side wings are subordinate to the principal mass. It is the exposed structural elements – gable beams and rafter tails, use of natural materials and large protecting overhangs that give the Craftsman home its distinctive look. Some of the common elements of this architectural style include:

- Low to medium pitched, front or side facing gabled roofs (occasionally hipped) with wide overhangs and exposed rafters.
- Decorative beams and brackets/braces under gables.
- Square or tapered porch columns that extend to ground level.
- Second storey dormers are prevalent, serving living spaces contained within the volume created by the roof. Dormer roofs are gable or shed, however the two forms are rarely intermixed.

CONSTRUCTION REQUIREMENTS

BUILDING DESIGN

All aspects of the design must conform to the Building Scheme of which these Design Guidelines form a part. It is the responsibility of the purchaser to ensure that the dwelling complies with all statutory regulations, residential zoning by-laws, building codes, restrictions or other regulations of municipal, provincial and/or federal authorities. Conformity with these guidelines does not supersede the required approval process of the Town of Hinton.

ARCHITECTURAL APPLICATION & APPROVAL

There shall not be constructed, placed, erected or maintained on any Lot any dwelling house, building or other improvements unless and until the building plans and specifications (showing compliance in all respects with these restrictions, elevations, siting, grading, size, color scheme and all materials to be used) have been submitted to and approved in writing by the Architectural Control Consultant.

An application must be submitted to:

Qualico Communities Edmonton

3203 – 93 Street NW,
Edmonton, Alberta
Phone: 780-463-1126
Fax: 780-440-1728

and shall contain **all** of the following:

- Completed Architectural and Building Control form
- A complete set of plans and elevations (**minimum size accepted is 11 x 14**)
- A copy of the plot plan with grade elevations as prepared by either Northlands Surveys Ltd. or Foothills Surveys (2009) Ltd.
- Damage / Security Deposit as specified in the Agreement to Purchase

Stakeouts will be authorized by Qualico Developments West Ltd. upon architectural approval. Construction will not be allowed to commence until written approval is given by Qualico Developments West Ltd.

Decisions regarding the conformance of house plans or interpretations of the architectural guidelines are strictly the right of Qualico. In certain situations, Qualico may, at its sole discretion, approve house plans that vary from the above architectural guidelines.

ARCHITECTURAL APPROVAL – RESUBMISSION FEE

A \$250.00 re submission fee is payable at time of re-submission for any change to a previously approved submission. This will be at Qualico’s discretion.

SITING 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 drive under garages and walk out basement lots, there may be a requirement for special terracing and/or retaining walls. The purchaser shall be responsible for the design, construction and cost of such retaining structures and must ensure design grades and lot drainage are not compromised. Natural elements such as rock and wood are preferred for construction of retaining structures.

Siting should reflect careful consideration of lot characteristics, relationship and orientation. Building mass, siting and style may be adjusted on a lot to lot basis to enhance the streetscape.

All plot plans and stakeouts will be done by:

Northlands Surveys Ltd. – Chad Finner
Phone:(780) 448-4919
Fax: (780) 481-4670

Foothills Surveys (2009) Ltd. – Crystal Kereliuk
Phone: 780-865-7200
Fax: 780-865-7521

HOUSE SIZE

The minimum house width is 28’. Houses must have a consistency of mass and volume within the streetscape. In this regard, homes must occupy the site to within 2’ of the available building pocket. This may be achieved through a combination of house width and garage offset to the 4’ maximum.

WALKOUT BASEMENTS

Lots designated for a walkout basement will require the siting of a model suited to these lots. Design treatment on rear elevation is to be consistent with the front elevation. Walkout basement designs must avoid a three-storey appearance. Variation in wall planes, dormers, decks, roof lines and/or details of substantial proportions will be some of the architectural measures applied to these settings. The distance from grade to the first substantial eave line will not exceed 20’. Decks on walkout homes backing onto a park or Storm Water Management Facility must be constructed concurrently with the home.

Should a Builder decide to force a walkout or partial walkout on a lot not designated as such the same requirements for rear detail and deck will be applied as noted above. All costs associated with or a result of forcing the walkout or partial will be the sole responsibility of the Builder.

CORNER LOTS & HIGH VISIBILITY SIDE ELEVATIONS

Flanking side elevations on corner lots or those flanking a PUL or park must have full treatment, reflecting appropriate wall heights, window placement and detailing consistent with the front elevation. **Rooflines are to extend along the length of home. In the case of cantilevers, the rooflines must be consistent with front elevation.** Bungalows will be reviewed individually.

HIGH VISIBLY REAR ELEVATION

Highly visible rear elevations such as those backing collector roads, parks, school site, trails etc. will require trim consistent with the front elevation, with 4" trim surrounds being the minimum for doors and windows. If there is Developer supplied wood screen or sound fencing at the back of the lot, then treatment will only be required on windows and doors visible above the fence.

If a deck is indicated on the drawings or plot plan for a lot considered highly visible, then the deck must be constructed concurrently with home.

IDENTICAL ELEVATIONS

Similar or approximately identical elevations must not be repeated within four lots or directly across the street (XABCX). To be considered different, an alternate elevation must reflect substantial modifications. Repetitive use of elevations, this includes front elevations as well as high visibility rear elevations will be monitored to ensure interesting streetscapes.

EXTERIOR COLORS

Exterior colors shall be warm, earth tone hues. White will not be permitted as the primary exterior wall color but is encouraged as an accent color. All exterior color schemes will be approved on an individual basis. Dwelling houses with color schemes that detract from the street or are too similar to neighbors within a three lot radius will not be approved. In keeping with the character of the neighborhood and in consideration of blended streetscapes, pastel colors will not be approved.

ROOFING

ROOF MATERIAL

Roofing material can be a high profile or architectural shingle, concrete, or any other material that creates a similar high texture look and is approved by the design consultant. Cedar shakes, flat shingles, metal roofs and ½ round clay or concrete tiles are not permitted.

PITCH

Roofs are typically high pitched, gabled (occasionally hipped). The minimum roof pitch of the primary roof will be 6/12 with the exception of bungalows which is a minimum of 7/12.

OVERHANGS

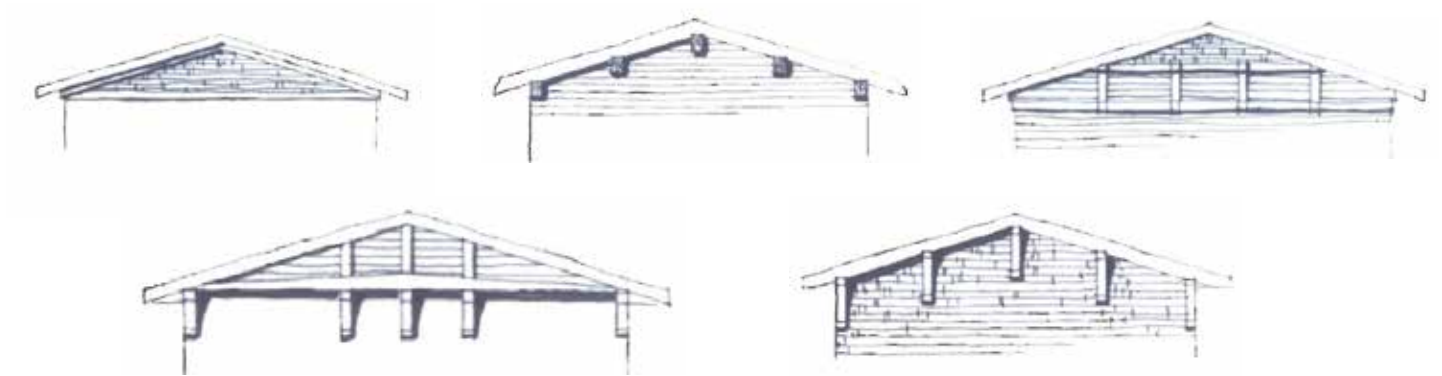
All roof overhangs are to be a minimum 18".

FASCIA & EAVES TROUGH

All fascia boards are to be a minimum 6". Eaves trough and fascia are to be of the same color.

GABLES

Gables require decorative elements such as exposed rafter, decorative beams or brackets. Sample gables:



Exterior Materials and Architectural Details

Acceptable exterior materials are limited to:

- Wood siding and battens with stone
- Vinyl siding with stone
- Stucco may be used as an accent wall material, but not as the dominant material or stucco blackouts.

STONE

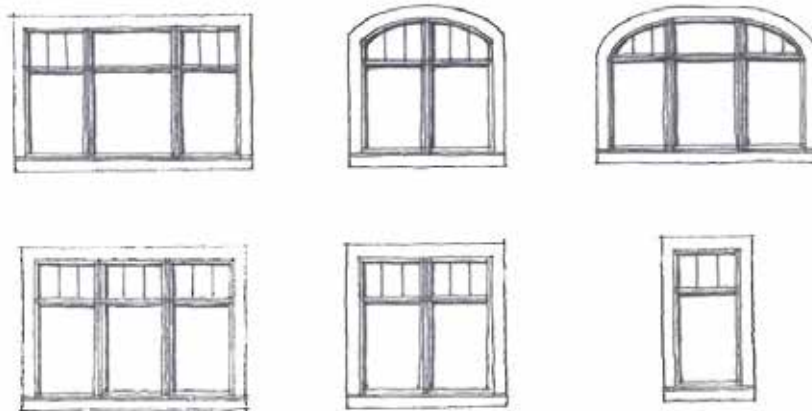
Brick or stone veneer elements must be present on each dwelling house on the elevations viewed from the street. Veneer may be applied at partial (minimum 36") or full height across the front elevations only, however, the veneer must be returned down each side by a minimum of 24". The following are acceptable stone and brick styles:

- River Rock
- Split Face
- Fieldstone
- Ledge Stone
- Cobble Field
- Castle Stone
- Rumbled brick

Stone tile is not acceptable.

WINDOWS

Windows are to be distinctive with multiple panes on top and single pane on bottom. Can be located singly or in groups. Windows must be casement or sliders.



TRIM

Trim is required on all principal windows where appropriate on all elevations viewed from the street. Window trim is to be a minimum of 6" in width.

LARGE EXPANSES OF WALL

Large expanses of wall are to be visually broken with the use of belly boards, trim boards, windows, skirt roofs, decks and/or other approved design elements.

WINDOW BOXES

45 degree bay or bow windows are not permitted. Below are acceptable window box options.



CHIMNEYS/FLUES

All metal flues/chimneys must be contained in a corbelled chase and finished in a style consistent with the home design.

PARGING

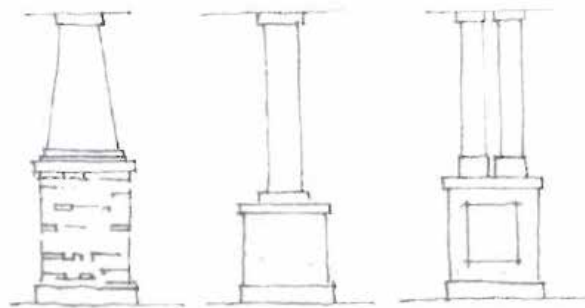
A maximum of 12" of parged concrete will be permitted on all elevations. Variation in grade and basement design may require cladding material to be lowered or extended to within 12" of ground level.

FRONT ENTRIES & VERANDAS

Front entry treatment is very important. Open, inviting entries on homes enhance the entire community. All homes must have prominent front entrances designed to be fully visible from the street.

Partial and full width verandas are a major element of this style and therefore highly encouraged. Verandas often have a gable roof consistent in pitch and detailing with the main roof and typically supported by massive square or tapered columns/pillars. The columns may be full height or half heights resting on the veranda deck or extending from roof to ground. The base will be larger than the post and likely tapered in stone, shakes or a painted finish. This will allow for variety in the streetscape and reduce the visual impact of attached garages.

Columns/pillars are to be built up to a minimum size of 12" x 12" square.



Veranda bases shall be fully enclosed or skirted with materials complementing the house exterior.

Single doors incorporating sidelights and transoms are desirable.

DRIVEWAYS, GARAGES, WALKWAYS

All homes must be provided with a minimum double attached garage, constructed concurrently with the home and located in accordance with the garage location plan. The driveway width shall not exceed the width of the attached garage and shall be subject to 40% of the front yard area being maintained as a landscaping area. Driveways and front walks are to be poured concrete, paving stone or an approved equivalent.

ACCESSORY BUILDINGS

Accessory buildings should be consistent in style, finish and color with the house.

- Front yard is to be completed within one year of the approved rough grade certificate date
- 40% of the front yard area must be maintained as a landscaped area
- All sizes stated are the **minimum requirement** at the time of planting
- When the sub-grade is prepared next to the sidewalk or curb, all efforts shall be made to avoid water ponding next to the concrete. Clay should be removed and replaced with topsoil in one expedient step
- If landscaping fails and more than one (1) re-inspection is required, \$150.00 will be deducted from the deposit for each additional re-inspection
- Landscaping inspections are weather dependent and will commence once plant material has come out of dormancy and it is possible to tell that trees, shrubs and grass are alive and growing. Inspections will cease once the majority of plant material has gone into dormancy, (i.e. leaves are no longer on trees or shrubs)
- The accepted **minimum standard** is to consist of:
 1. Topsoil to be installed to a minimum depth of 4" for all front, side and rear yard areas, and
 2. SOD in the front yard from the front of the house to the curb or sidewalk (seed is not acceptable); and
 3. Additional plantings as noted in table below to be planted in the front yard:

Zoning / Location	*Deciduous Tree Number & Size		**Coniferous Tree Number & Size		***Shrubs Number & Size
RSL	1 @ 2"	or	1 @ 6'	or	7 @ 24"

Quick Tips

- *Deciduous Trees are measured at 6" above ground and based on trunk width (caliper).
- **Trees considered coniferous are: Fir, Larch, Pine or Spruce (columnar or pyramid cedars are not considered as coniferous trees).
- ***Deciduous shrubs are measured by height while Coniferous shrubs are measured by spread. Ornamental grasses will be measured by height.
- ***Shrubs are to be a **combination** of deciduous and coniferous and planted in a mounded shrub bed topped with mulch or landscaping rock (**no grey or black rock**).
- Pie Lots are not required to have Sod or a tree in the front yard, but are required to plant a minimum of **5 shrubs @ 24"** and meet all requirements noted above.

Homeowners wishing to reduce water usage might consider a front yard that has been designed specifically for water conservation. We recommend that homeowners research trees and shrubs that are suited for Xeriscaping along with materials that help with drainage and evaporation.

- The following must be incorporated in front yard if Xeriscaping is being used:
 1. Mulch and Landscaping Rock (**black and grey rock will not be permitted as the primary hard landscaping material, consideration may be given for use as an accent only**); and
 2. Additional plantings as noted in table below to be planted in the front yard (planting in the swale area/driveway side will not be considered as part of the shrub count):

	*Deciduous Tree Number & Size		**Coniferous Tree Number & Size		***Shrubs Number & Size
Xeriscape Option #1	1 @ 2"	or	1 @ 6'	or	13 @ 24"
Xeriscape Option #2	-	-	-	-	20 @ 24"

Quick Tips

- *Deciduous Trees are measured at 6" above ground and based on trunk width (caliper).
- **Trees considered coniferous are: Fir, Larch, Pine or Spruce (columnar or pyramid cedars are not considered as coniferous trees).
- ***Deciduous shrubs are measured by height while Coniferous shrubs are measured by spread. Ornamental grasses will be measured by height.
- ***Shrubs are to be a combination of deciduous and coniferous and planted in a mounded shrub bed topped with mulch or landscaping rock. Grey or black may only be used as an accent and is to be very limited.
- Road crush or gravel will not be accepted as Landscaping Rock.

OTHER

Homeowners are responsible for installing a permanent address plaque or home addressing numbers. This will be a requirement of the landscaping inspection.

FENCING

Fencing is encouraged to be of a similar design and color to the fencing style established for the subdivision, by the Developer.

Lots Backing Onto the Storm Pond - Lots 148 to 154, block 1 (inclusive)

The fencing on the above noted lots will be restricted to black coated chain link (without inserts) or powder coated steel, consistent in design and color with the fencing style established for the subdivision, except where the developer has installed wood fencing on lots 163 & 161 (adjacent to the walkway) and the east property line of lot 148.

LANDSCAPING DEPOSIT & RETURN PROCEDURE

- A \$1,000.00 landscaping deposit, per lot, must be paid by the Lot Purchaser to the Developer at time of lot payout to ensure landscaping compliance
- Upon completion of the front yard landscaping in accordance with the requirements as outlined above, the Lot Purchaser shall make a written request to Qualico to conduct a landscaping inspection. The written request must include all of the following:
 1. The lot, block and plan number
 2. The municipal address and phone number of contact person
 3. A copy of letter from the Town of Hinton stating that the Certificate of As-Built Grades is in compliance with the Drainage Bylaws and Lot Grading Guidelines
- Upon approval of the landscaping by Qualico, the \$1,000.00 landscaping deposit will be refunded to the Lot Purchaser

DAMAGE DEPOSIT & RETURN PROCEDURE

- Prior to any home construction, the Builder must provide a \$7,500.00 per lot damage / security deposit to the Developer by way of cheque. The deposit will be held until all of the following conditions are met:
 1. House is complete and conforms to these guidelines and the approved plan
 2. A letter from the Town of Hinton stating that the Certificate of As-Built Grades is in compliance with the Drainage Bylaws and Lot Grading Guidelines
 3. Water valve is exposed and marked
 4. Sidewalks, street, gutters and curbs are in clean condition
 5. There is no damage to the municipal improvements, or the cost to repair the damages has been assessed and all damage invoices are paid in full
 6. All relevant FAC's have been issued by the municipality
- Upon completion of the of the home **the Builder** is to submit the Refund page of Schedule B – Builder Lot Inspection Report along with a copy of letter from municipality stating compliance with Drainage Bylaws and Lot Grading Guidelines
- Upon approval of the lot inspection by Qualico and receipt of all relevant FAC's the \$7,500.00 damage deposit will be refunded to **the Builder**