Phase 1 Architectural Design Guidelines

PO BOX 1348
Turner Valley, AB, T0L 2A0
306-580-4000

Table of Contents

Introduction 3

Vision 4

Architectural Design 5
- Design Type
- Design Requirements

Principles 6
- Building Form & Size
- Building Height
- Garages 7
- Roof Form
- Exterior Decks & Porches 8
- Lighting
- Patios & Attached Conservatories
- Indoor & Outdoor Areas
- Retaining Walls 9

Building Materials & Design Elements 10
- Primary Wall Materials
- Masonry 11
- Trim, Fascia & Soffits 12
- Windows 13

Landscape 14

Approval Process 15
- Building Grade Slip

Construction Regulations 16
- Responsibility
- Construction Rules
- Fire Damage 17
- Lock-Up Requirement

Authority 18
- Discretion
- Amendments

Additional Requirements 19

Contacts 20

Introduction

The objective of the Architectural Design Guidelines is to provide a design framework for these residences. Many different architects and designers will be involved in the design process; however, the overall development should appear as a cohesive community of consistently high quality.

The text and illustrations that form the body of this document are intended to be easily read by all those participating in the design and construction process. They are not always absolute or prescriptive, and they encourage design creativity and diversity within a range of styles.

The Architectural Design Guidelines also clearly set out the expectations and requirements each owner of a home site in Brylee Estates (the "Applicant") must meet to gain approval to successfully build a custom home in Brylee Estates.

Vision

The existing character of the land and generous home site sizes throughout Brylee Estates encourage the creation of individual "estate-like" building forms, with each residence set into landscaping that enhances its environment and the community.

Picturesque roofscapes and a harmonious mixture of attractively designed elements such as gables, bay windows, dormers and distinctive chimneys will create variety and interest.

The sitting of each home should be informal. Groups or clusters of built-form elements can wrap or enclose outdoor spaces such as courtyards and patios.

Breezeways, verandas, porches and loggia elements should be used to encourage outdoor living. Outdoor fireplaces, barbecues and fire pits can add to ambience.

The overall impression should be of a casual, elegant estate lifestyle. Materials should be of high quality, authentic yet natural and relaxed. The use of natural earth tones is encouraged.

Architectural Design

Design Type

The preferred architectural style for Brylee Estates is Country Residential.

Diversity, originality and individual expression are encouraged, while maintaining a sense of overall design unity throughout Brylee Estates. Distinctive floor plans and elevations are necessary, and individuality between nearby home sites will be required.

Log homes are permitted.

Design Requirements

Veranda's or wrap around decks are required

Walkouts are permitted

Roof type must be Gable Style, No flat or tin roofs

Chimneys and furnaces must be boxed in brick or stone

No mobile homes permitted

RTM (Ready -to-move) homes must be approved by Brylee Developments

Principles

Building Form & Size

Special attention must be given to the exterior side elevations of homes located on corner home sites. Two-story homes will be permitted on corner home sites; however full two-story elevations on the street side of corner home sites should be avoided. This can be accomplished by stepping back the upper floor living area from the main floor area and adding roof lines or verandas. These treatments will be acceptable if they are designed to complement the architectural style of the home.

The minimum permitted habitable floor area for each home, excluding the garage and basement level, is as follows:

- Bungalows: 1300 sq. ft.
- Two-storey: 1600 sq. ft.

Long blank walls will not be permitted on any of the four elevations. All elevations should be designed with box-outs and offsets and should also incorporate windows and adequate trim details. Long blank walls, as may be found on triple or larger garages, must be detailed with windows and architectural trim to reduce the impression of length and height, and by stepping the structure.

The home must be at frontage of property. Accessory buildings cannot be placed in front of primary building.

The primary residence must be built first.

All out buildings can total up to 2400 sq. ft.

Building Height

The maximum building height is 11 meters (36.1 feet) as measured in accordance with Esterhazy zoning bylaws and regulations. A maximum of two and one-half storeys is allowed, excluding basements. Continuous elevations of wall that include the walk-out portions of basements will not be allowed. If a third storey (excluding the basement level) is proposed, it may be built to a maximum are of 60 percent of the floor below and should be entirely contained within the volume of the sloped roof.

Garages

All homes in Brylee Estates will require as a minimum an attached garage. Garages may be designed as side-drive, front-drive or a combination of both. An effort should be made by the designer to reduce the visual impact of the street-facing elevation and the design of the garage doors. This can be accomplished for front –drive designs by bringing the front entryway of the home as far forward as possible, adding a second-storey element over the garage doors or setting the garage flush with or set back from the front face of the home.

Front-drive garages should project no further than 4 meters (13 feet) past the front veranda or front wall of the home. When this is not possible, extra treatment will be required on the sides of the garage walls.

Double-wide garage doors will be permitted. Garage door openings should not exceed 2.75 meters (9 feet) in height and 5.8 meters (19 feet) in width. For homes with triple garages, at least one bay must be offset at least 0.75 meters (2.5 feet) from the other bays. Four-car or larger garages may be permitted provided they are designed to soften their massing and appearance.

Roof Form

The roof is one of the most dominant elements of any house design, and it should be used to “anchor” the house.

Like the massing, primary rooflines should be parallel to the fronting street. All roofs should be sloped. No roof should be sloped at greater than 14 in 12 or less than 4 in 12. Flat roofs and mansard roofs will not be permitted in Brylee Estates.

Large overhangs are encouraged for their visual qualities, as well as to provide additional protection to the walls and windows from the elements. Overhangs should suit the architectural style of the home, provided that the overhang at any eave is not less than 0.30 meters (12 inches).

Modified roof pitches may be considered based on the merits of the overall design of the home. Careful attention to the underside of sloped soffits offers opportunities for detailing such as rafter tails, together with contrasting colours and materials.

Exterior Decks & Porches

Carefully integrated decks and balconies can enhance the design of the home and provide ideal conditions for casual walk-out space from upper floors. The location and design of these elements should be carefully considered as part of the overall composition.

Supporting columns for decks and porches are to be architecturally detailed. Columns must have a minimum dimension of 300 millimeters square (12 inches by 12 inches) and must be finished in brick or stone.

Deck designs must be shown on the drawings submitted to the Architectural Design Coordinator and must be built at the time of construction. Decks that are 0.9 meters (3 feet) or less above finished grade will not require columns.

Lighting

Homes in Brylee Estates will require low-level outdoor lighting that is soft, subtle and glare-free. All lighting should cause low visual impact to both the street and neighboring properties. Apart from soffit lights, which should be limited to entrances, exterior light fixtures should not have a light source directly visible from the street. Subtle garden and landscaping lighting is encouraged.

Patios & Attached Conservatories

Front and /or rear patios and loggias may be incorporated to give weather protection to the house and to act as outdoor social gathering spaces.

An integrated conservatory, attractively designed and detailed as part of the overall composition of the home, may also be incorporated to provide an indoor / outdoor room for use in all but the most severe weather.

Indoor & Outdoor Areas

Protected landscape or paved courtyards are also encouraged as these provide private transitional outdoor “room” spaces.

Retaining Walls

All retaining walls should be designed to complement the character of the home as part of the overall architectural composition. Retaining walls must be constructed of natural stone, segmented block or concrete clad in masonry to match or complement the exterior of the home. Wood timber or exposed unclad concrete retaining walls will not be permitted.

Retaining walls must be limited to a height of 1.2 meters (4 feet). Terracing of the walls will be required where more than 1.2 meters of retention is necessary. All retaining structures must be within the Applicant's home site.

Building Materials & Design Elements

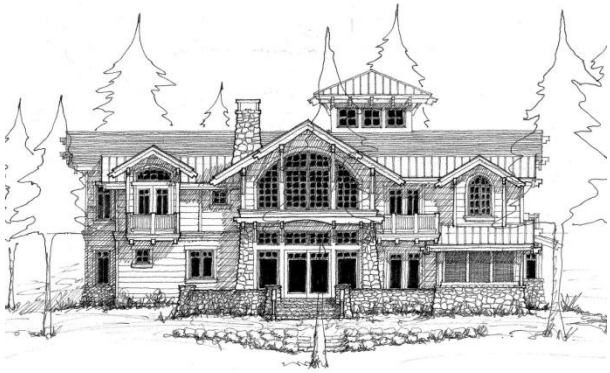
Primary Wall Materials

Primary wall materials in Brylee Estates will consist of:

- Natural stone or brick
- 5 mount board
- Artificial stone, as described in Masonry
- Composite siding
- Composite or wood shakes
- Composite or wood board and batten
- Acrylic stucco with a smooth finish
- Hard plank

VINYL SIDING AND CONVENTIONAL KNOCKDOWN STUCCO WILL BE DISCOURAGED

Where stucco is used as an exterior finish, horizontal control joints must be installed at the transition between floors to absorb shrinkage and movement of the building. These joints should be articulated by the use of reveals or trim boards. Vertical control joints should conform to the specification standards manual of the wall and ceiling industry.



Masonry

A masonry base is required on the front elevations on all homes in Brylee Estates and must be used in portions reflecting structural integrity and the chose architectural style. There will be a 30% minimum amount of stone or brick required, but the placement of the material must ground the home and act as a structural element. The use of natural stone or brick is highly encouraged. Artificial stone will be permitted; however, the following styles of artificial stone, among others, are not permitted:

- Ashlar
- Beach rock
- Broken top
- Castle Stone
- Coastal reef & Ledge
- Coral Stone
- Creek Cobble
- Field Stone and Dressed Field Stone
- River Rock
- Rockface
- Rough Cut
- Split Face
- Stream Stone
- Top Rock
- Water Wash
- Vintage Manor

Masonry colours must complement the cladding material and colour. Masonry is to be a minimum of 0.75 meters (2.5 feet) in height with a minimum return of 1.2 meters (4 feet). The face of the masonry base should extend a minimum of 74 millimeters (3 inches) proud of the wall above. Stone caps are highly encouraged.

Trim, Fascia & Soffits

Modern trim materials used in a traditional manner will help the homes in Brylee Estates appear traditional and timeless. Designers should pay special attention to the detailing of the trim.

- Window and door trim should be utilized on all four elevations and should be a minimum of 100 millimeters (4 inches) in width. If windows have a 90 millimeters (3.5 inches) brick mould as a minimum, no further trim will be required.

- Trim material can be wood, composite or other synthetic materials designed, constructed and finished to readily appear from a distance to be wood or masonry. Raised acrylic stucco battens with a smooth finish will be accepted.

- Trim used on a stone wall must sit at least 13 millimeters (0.5 inches) proud of the stone.

- All corner boards are to be a minimum of 100 millimeters (4 inches) in width when using composite siding. Corner boards are suggested, but not required, when using stucco as a wall finish.

- Shadow boards or cornices should be used in all open gable ends where the wall meets the soffit on all elevations.

- Fascia on open gables or fascia not covered by eaves is to be constructed using wood or a composite material. All other fascia may be aluminum. All fascia must be a minimum of 0.2 meters (8 inches) in height.

- Soffits over high-use areas and open gables are encouraged to be constructed of wood or a composite material. All other soffits may be aluminum. Horizontal soffits are discouraged.

- Soffits should match or complement the approved trim colour.

- Rainware should be limited on exposed elevations. Downspouts should be located on side and rear elevations of homes if reasonably possible. Rainware should match the colour of the soffits and fascia used on the home.

Windows

- Multi-paned windows are encouraged. Where mullions are used, they should be simulated or true divided lights. Decorative grilles or dividers sandwiched between glass panes are not acceptable.

- Large windows should be designed to be compatible with the form and character of small, multi-paned windows.

- Skylights, if used, should match the roofing colour and have a flat profile. Skylights should be incorporated on the rear elevation of the home and should not be visible from the street.

Landscape

The front of each home should have the following:

Minimum of 4 trees in the front yard

Coniferous Trees (2 meters in height)

Deciduous Greens, such as Ash, Elm, Shubert, Maple and Birch (minimum 50 mm in diameter)

Front yards must be sodded

All frontage landscaping must be completed within one year of completion of the exterior of the home.

Approval Process

Building Grade Slip

A final Building Grade Slip will be supplied to the Applicant by the Architectural Design Coordinator once the home is fully approved and all security deposits have been paid. The Building Grade Slip is required by RM for the building permit application.

Construction Regulations

Responsibility

- Applicants are fully responsible for any damages and costs of rectification due to non-compliance with any rules and regulations contained within these Architectural Design Guidelines, or with any municipal rules, regulations or bylaws, by any trades people or other persons working on their home sites.

- Repair or damage of correction of deficiencies by the Applicant must be carried out in a timely matter.

- Moreover, the Developer reserves the right to rectify any such deficiencies and damages at the expense of the Applicant deemed responsible by the Developer (and paid for, if chosen by the Developer, form the Applicant's Security Deposit) should such Applicant not arrange and pay for the cost of repairing damages that have occurred on or in close proximity to the Applicant's home site.

Construction Rules

- Builders will be allowed to neatly store their materials and equipment on site in an organized manner during construction but may not store any items on any other home sites or common property.

- Construction debris and waste must be contained on site each day in a large trash receptacle or disposal bin and removed from site as required to prevent an unsightly build-up of waste materials. All waste and receptacles must be removed promptly at the completion of construction.

- Builders are to ensure that home sites are not accessed except via the designated access roads.

- Builders are required to keep the home sites, abutting streets and all access roads clean and orderly during construction.

- Debris, vegetation material, topsoil or similar materials may not be burned, dumped or buried anywhere on site at any time.

- Builders must ensure that they do not trespass on or disturb any property other than the home site on which they have been hired to work.

- Erosion control will be the responsibility of the Builder during construction. This will include silt fencing and hay bale installation as may be required to prevent erosion form damaging adjacent properties.

- Disposing of paint, solvents, stains and other toxic items into the storm drainage system will not be permitted on site.

- Changing oil on any equipment or vehicles is not permitted on site.

- Concrete trucks may clean their chutes on the Applicant's home site only, and any debris must be promptly removed and disposed of offsite.

- The Developer may designate, from time to time in its sole discretion, a specific area on site where Builders will be able to dispose of excess structural fill material.

Fire Damage

No structure visibly damaged by fire should be left un-repaired for more than six months following the fire's occurrence.

Lock-Up Requirement

Construction of the home and any accessory buildings must proceed continuously to "lock-up" stage (all exterior portions of the buildings complete, including all exterior wall finish cladding and roof surfaces) within 18 months following the date that preparatory site work for construction actually commences. Thereafter, completion of all remaining construction must proceed in an orderly and timely manner such that an occupancy permit for the home is issued within 24 months following commencement of the initial site work.

Authority

Discretion

The Developer, the Architectural Design Coordinator and the Landscape Design Coordinator have full discretion in their interpretation of all aspects of the Architectural Design Guidelines. Moreover, the Architectural Design Coordinator and the Landscape Coordinator reserve the right, in their sole and unfettered discretion, exercise in a manner satisfactory to the Developer, to grant relaxations concerning any design item or any matter whatsoever that does not meet or varies in any respect from the provision of the Architectural Design Guidelines. Neither the Architectural Design Coordinator, the Landscape Coordinator, nor the Developer will in any way be liable to any Applicant for damages or otherwise as a result of any decisions made or neglected to be made in this regard.

While the Architectural Design Coordinator, the Landscape Coordinator and the Developer may enforce all the provisions of the Architectural Design Guidelines, nothing contained in the Architectural Design Guidelines should be interpreted so as to impose any requirement on these parties to enforce any provisions that they choose, in their sole discretion, not to enforce.

Amendments

The Developer may from time to time amend any aspect of the Architectural Design Guidelines as it sees fit in its sole and absolute unfettered discretion.

Additional Requirements

Each lot owner has two years to submit a building permit to Brylee Developments from the date of purchase.

Contacts

DEVELOPER

Brylee Developments
PO BOX 1348
Turner Valley, AB, T0L 2A0
T: 306-580-4000

RM of Fertile Belt

R.M. of Fertile Belt No. 183
T: 306-793-2061