



ARCHITECTURAL GUIDELINES



The Architectural Guidelines for the community of Hazelwood Estates have been established for the purpose of maintaining the image, quality and style of the community as well as to provide direction to builders, homebuyers and designers as to the appropriate building opportunities and constraints.

1.0 TOWN OF INNISFAIL STANDARDS

Formal standards for development will be those as established in the Town of Innisfail Land Use Bylaw. Conformity with these guidelines does not supersede the required approval process of the Town of Innisfail.

1.1 Setbacks/Separation Space

Minimum setbacks for all side yards will conform to those established by the Town of Innisfail.

1.2 Siting and Site Coverage

The maximum site coverage is 40% for house and attached garage as per the Town Bylaw. The siting of dwelling units shall reflect the site attributes of topography, views, exposure to sunlight and the need for privacy. Lots should be examined to encourage siting such that proper lot drainage is achieved.

Driveways are to be sited in accordance with the Driveway Plan.

1.3 Massing and Building Heights

The maximum building height is 10m (32.8ft). The minimum roof pitch is 5:12 (2-Storey) and 6:12 (Bungalow). The intent is to provide an overall site composition of sloped roofs while allowing for an expression of uniqueness for individual residences and the internal functions of each house. Houses within the same street or cul-de-sac are to have a consistency of apparent volume; i.e. smaller homes cannot go directly beside larger homes.

- **CLASSIC** - Minimum floor area is 950ft² for bungalow or bi-level and 1300ft² for 2 storey. The first floor of a 2 storey house should have a minimum of 650ft².
- **PREMIUM** - Minimum floor area is 1100ft² for bungalow or bi-level and 1500ft² for 2 storey. The first floor of a 2 storey house should have a minimum of 750ft².
- **ESTATE** - Minimum floor area is 1300ft² for bungalow or bi-level and 1700ft² for 2 storey. The first floor of a 2 storey house should have a minimum of 850ft².

1.4 Lot Grading

Lot grading is to follow the natural slope of the landform and is to be consistent with the Subdivision Grading Plan. The minimum slope allowed is 2% and the maximum slope is 5%. Placement of landscape materials and/or berms must not alter the drainage pattern for the lot as defined in the Grading Plan. Final grade certificates must be prepared by a Surveyor showing that lots grades comply with the Subdivision Grading Plan as a condition for refund of security deposit.

1.5 Repetition

Designs with approximately identical house elevations may not be repeated more often than every sixth house on either side of the street. To be different means that there is a significant change in feature such as roof slopes, size and location of windows and doors, colors and finish materials. A change of material alone and reversing the plan is not sufficient.

2.0 MATERIALS

2.1 Roof Material

Lots will require an architecturally controlled asphalt shingle. Other roof finishes may be considered if it can be shown by the applicant that these are in keeping with the overall objectives of these guidelines.

All roof stacks, flashing, etc. are to be painted out to match roof color. All fascia board ends are to be cut within 10 degrees of vertical.

Rainwater leaders, eaves troughs and fascias should match the trim color as selected. Soffits are to be prefinished metal on houses with vinyl or aluminum siding and wood on houses with wooden siding.

Overhangs on upper levels are recommended to be 1' to 1'6", and on lower levels are to be 2'.

2.2 Exterior Finishes & Details

Each home shall be constructed with a combination of decorative details and materials to achieve a Craftsmen charm. Minimum requirements for phase 1 (ESTATE) include:

- Tapered Posts
- 30% Stone/Brick coverage on front elevation (with 24" returns)
- Batten Boards or Shutters
- Gable Ends – Pick three of:
 - Vinyl Shake
 - Smartboard Plywood
 - Decorative Trim
 - Corbels
 - Build Outs
 - Other: Subject to Approval

See Architectural Reference Sheet for details.

Exterior siding is to be double four vinyl siding with 4"-5" exposed profile. Stucco may be used but only with a sand float or California Style finish and only in combination with sufficient contrasting details. Fascia boards are required in a color complementary to the siding or to match the trim color.

Window openings are to have 4" trim boards, painted or stained to match house trim. As alternatives to 4" trim boards, mouldings, window boxes and window shutters, will be considered. Window elements and decorative panels will be considered a means of providing continuity throughout the project.

Garages are to be finished in similar design and materials to the house. Garage doors are to be painted or stained wood. Aluminum doors are allowed provided that they have the appearance of wood (painted) and are complementary to the style of the house.

2.3 Colors

All exterior and accent color schemes will be reviewed by the Architectural Committee for approval. Houses with schemes that detract from the street will be rejected. It is preferred that a variety of materials be used on any one street. Color selection should compliment the streetscape but cannot be the same as adjacent houses. Color schemes are to be complimentary and co-ordinated, including the siding, trim, roof, garage, entry doors and fencing. Stucco must be colored to avoid discoloration therefore white stucco is not allowed.

2.4 Corner Lots

Bungalows are preferred on corner lots. All other housing types must have a significant single storey profile on the street side and are subject to approval on an individual basis. Buildings on corner sites must address all facing streets and the building should turn the corner. The flankage exterior elevation must display an appropriate use of the design elements featured elsewhere on the house.

2.5 Driveways and Garages

- Desirable slopes of driveways are 5% or less. Absolute maximum driveway slopes are 10%. Driveways and front walks should have a minimum of stamped borders.

All Estate Lots are required to have a minimum two-car garage. Driveways are to be located in accordance with the Driveway Plan.

3.0 LANDSCAPING

3.1 Front Yard Landscaping

Landscaping of the front yards should be designed to enhance individual homes and specific sites. Plants should be chosen from species which complement house colors and neighboring lots.

3.2 Fencing

All fencing within the subdivision will be coordinated in terms of both design and stain, and indicate which option will be used on the plans. Areas designed for chain-link fencing areas must be of specific chain-link pattern and color provided by Malibu Communities.

Front Yards: fences at front yards will be prohibited except for ornamental fencing to a maximum height of 1.0m which may be allowed when constructed in accordance with the design of a home.

Side Yards: fence heights are limited to 6ft high and are to be consistent with the visual character of the subdivision.

Rear Yards: fencing is mandatory and required with heights limited to 6ft high and are to be consistent with the visual character of the subdivision. Specific patterned, chain-link fencing is mandatory for lots backing onto lakes, parks and/or green space. Chain-link pattern specifications will be provided by Malibu Communities. These fences are the responsibility of the builder or individual homeowners to construct and maintain.

4.0 OTHER IMPORTANT GUIDELINES

4.1 Signage

All "For Sale" signs to be the approved standard format. Both temporary and permanent signage will be coordinated and approved by Malibu Communities.

4.2 Recreational Equipment and Commercial Vehicles

Recreation vehicles and commercial vehicles in excess of $\frac{3}{4}$ ton capacity shall not be stored in the front yard or driveway of any property between the building line and the curb, and, if otherwise stored on the property, shall be screened to reduce unattractive visibility of such vehicles or equipment from abutting streets and adjacent homes.

4.3 Appearance During Construction

The Builder and/or Owner is required to keep the lot clean and orderly during construction. There will be no burning of garbage. Builders will be back-charged for clean up carried out by the Developer.

5.0 APPROVAL PROCESS

5.1 Initial Submission

Prior to making application for building permits, the Builder shall submit in triplicate, the following information to Malibu Communities along with a security deposit in the amount of \$1000 (payable to Malibu Communities).

- Drawings of the house (plans, elevation sections at 1:50 or $\frac{1}{4}''=1'0''$); or
- A site plan identifying lot grades, floor elevations, setbacks, house location and driveway slope at 1:100 or $\frac{1}{8}''=1'$, prepared by the Designated Surveyor;
- A plan of the proposed front yard landscaping for the lot and indication of fence option
- A completed Application Form for House Plan Approval (indicating colors, materials and other specific information as requested in the form)

The Malibu Architectural Committee shall review the plan and recommend approval or rejection of the application based on the adherence of the plans to the guidelines. Malibu Communities will make the final decision regarding approval or rejection of the application. A copy of the application form and a marked-up set of plans shall then be made available to the Builder. The original application form and one set of similarly marked prints will be kept for future reference.

Any changes by the Builder from approved plans must be submitted to:
Malibu Communities
4836 – 51 Street
Red Deer, AB T4N 2A5
Attention: Malibu Architectural Committee

Incomplete applications will be returned to the Builder.

5.2 Interim Building Review

Malibu Architectural Committee may carry out an on-site review of the home during construction. Periodic checks may be made to ensure conformance to approved grading plans and development guidelines. Modifications may be requested related to actual site conditions.

5.3 Final Building Approval

Upon being advised by the Builder of the completion of the home, including all landscaping, the Malibu Architectural Committee shall carry out a site review to confirm conformance to the Guidelines and the approval previously granted. Upon being advised that the landscaping has been installed, the Designated Surveyor shall inspect the lot grading to confirm compliance with the Subdivision Grading Plan.

Both inspections will form the basis of a recommendation to Malibu Communities regarding the refund of the security deposit.

Note: Malibu Communities reserves the right to modify these guidelines for specific phases in order to encourage a varied theme or character for that particular phase. Any changes will be identified in writing in advance.

ARCHITECTURAL REFERENCE SHEET

	SPRINGBROOK			HAZELWOOD ESTATES			VALLEY RIDGE ESTATES		
	Classic	Premium	Estate	Classic	Premium	Estate	Classic	Premium	Estate
Minimum Square Footage									
Minimum Square Footage (Bungalow)	950	1100	1300	950	1100	1300	950	1100	1300
Minimum Square Footage (2-Storey)	1300	1500	1700	1300	1500	1700	1300	1500	1700
Roof Pitch									
Roof Pitch - 6:12 (Bungalow)	X	X	X	X	X	X	X	X	X
Roof Pitch - 5:12 (2-Storey)	X	X	X	X	X	X	X	X	X
Veranda									
Welcoming Verandas(enclosed below)	X	X	X	X	X	X	X	X	X
Posts									
Capped Posts	X			X			X		
Boxed Posts	Optional	X		Optional	X		Optional	X	
Tapered Posts	Optional	Optional	X	Optional	Optional	X	Optional	Optional	X
Windows									
Window Grills	X	X	X	X	X	X	X	X	X
4" Trim Board (all visible windows from street)	X	X	X	X	X	X	X	X	X
Stone/Brick									
15% Coverage	X								
20% Coverage	Optional	X	X	X	X		X	X	
30% Coverage	Optional	Optional	Optional	Optional	Optional	X	Optional	Optional	X
Gables									
Gable Ends									
Vinyl Shake									
Smartboard Plywood									
Decorative Trim	Pick 2	Pick 2	Pick 3	Pick 2	Pick 3	Pick 3	Pick 2	Pick 3	Pick 3
Corbels									
Build Outs									
Other: Subject to approval									
Batten Boards or Shutters	X	X	X	X	X	X	X	X	X
Driveways									
Broom/Brushed Concrete	X	X					X		
Stamped Borders	Optional	Optional	X	X	X	X	Optional	X	X
Coloured Concrete	Optional	Optional	Optional	Optional	Optional	Optional	Optional	Optional	Optional
Stamped and Coloured	Optional	Optional	Optional	Optional	Optional	Optional	Optional	Optional	Optional
Exposed Aggregate	Optional	Optional	Optional	Optional	Optional	Optional	Optional	Optional	Optional

X = Minimum Requirements

Optional = Optional Requirements



CLASSIC	●
PREMIUM	●
ESTATE	●

Phase 1B

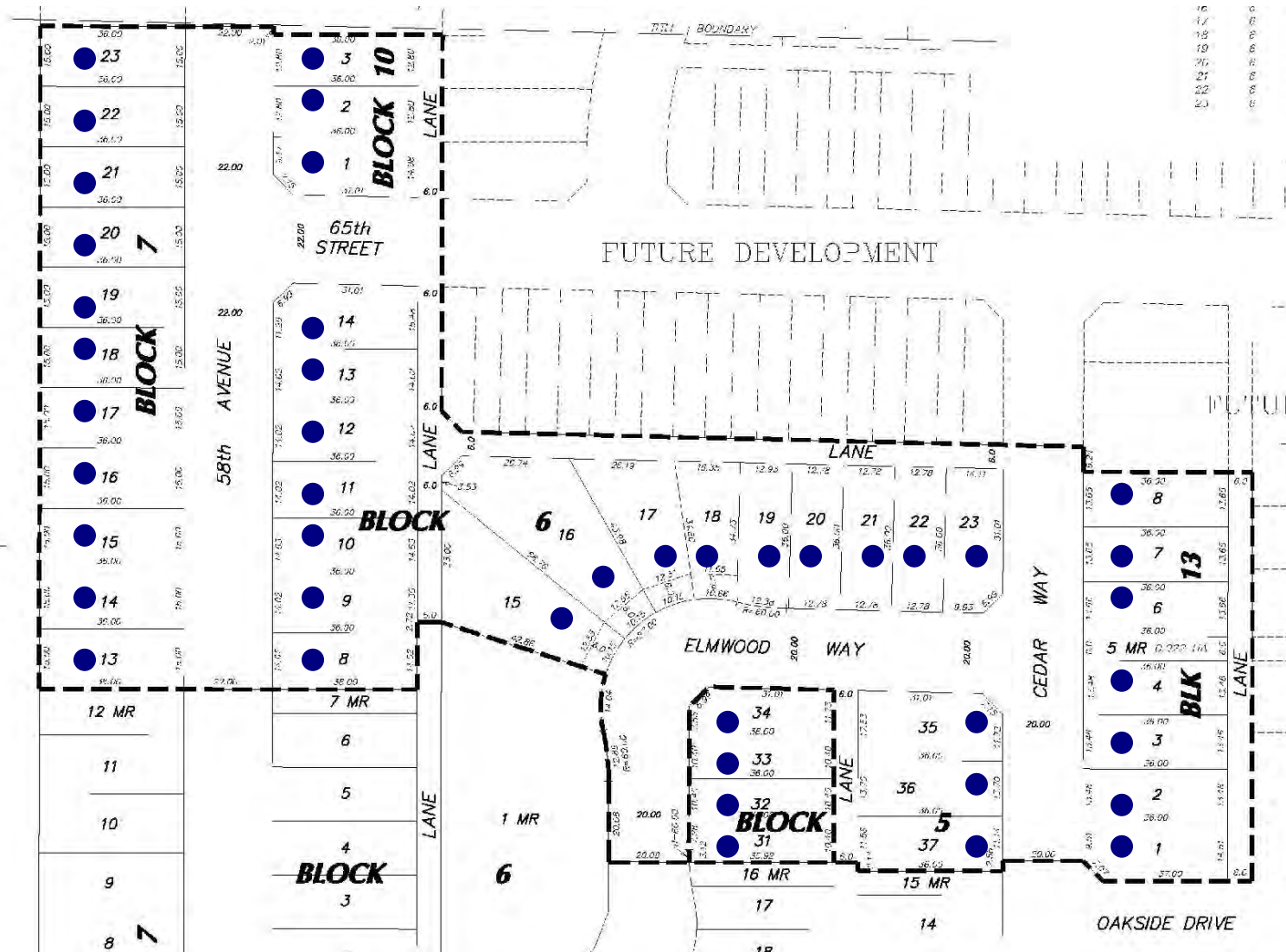


ALL LOTS IN PHASE 1B ARE DESIGNATED AS: PREMIUM



CLASSIC	●
PREMIUM	●
ESTATE	●

Phase 2



ALL LOTS IN PHASE 2 ARE DESIGNATED AS: PREMIUM