



Parkland

Architectural Guidelines

October 2002

Carma

No sale is to be represented as final to a prospective purchaser until the final approval of the plans, elevations, lot siting and colour scheme has been given by Carma. The home builder shall be fully and solely responsible for such representations.

The information contained herein is intended as a guide. Neither Carma nor its designated Consultant shall have any liability whatsoever for any defect or lack of suitability in any of the materials or products suggested by or required by these guidelines. Carma and its designated Consultant make no representation or warranties as to the accuracy or completeness of this information. The enforcement of these guidelines and interpretation of same shall be at the sole discretion of Carma. Carma reserves the right to revise these guidelines without notice.

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1.0 Introduction

For over 30 years greater Edmonton's finest, family communities have been created by Carma. Award winning places, with superior amenities, designed to enhance the lifestyle quality of residents.

Carma master-plans their communities; a process that ensures excellence and establishes the character of the neighbourhood.

Carma's vision for Parkland is the creation of a naturally beautiful haven for homeowners. A neighbourhood with extensive parks and natural reserves, professional landscaping with mature trees, indigenous plants and colourful flowers, all enhancing the natural characteristics of the land.

A handsome stone entry bridge provides a dramatic sense of arrival in Parkland. Its twin lake and stream system, developed along with neighbourhood playgrounds and tree lined walking paths, create natural beauty and special places where families can enjoy their leisure time.

Parkland's vision is also reflected in thoughtful architectural guidelines which enhance the visual appeal of neighbourhood streets and preserve value.

The intent of these guidelines is to direct proportions, architectural elements and materials of the neighbourhood to present an expression of harmony. The general architectural theme will encourage homes of traditional styling with thoughtful attention to detail. Through consistent new home quality, exterior styling and massing, these architectural guidelines preserve the overall integrity of the neighbourhood; while permitting the flexibility for homes to reflect the unique preferences and dreams of their owners.

Community Pride!
Plan on it in PARKLAND



2.0 Design Guidelines

2.1 Siting

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. Setback may be increased accordingly.

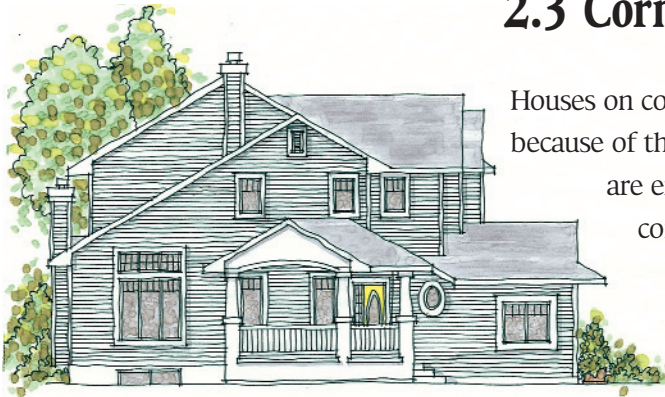
2.2 Dwelling Unit Size

Houses are to have a consistency of apparent volume. As such, house widths and sizes must relate logically and proportionately to the lot and adjacent houses. The minimum house width must be within two feet of the building pocket maximum.

For the estate product the minimum house sizes calculated above grade shall be:

- Bungalow 1500 sq. ft.
- 1 1/2 storey 1900 sq. ft.
- 2 storey 2100 sq. ft.
- Split level 1500 sq. ft.

2.3 Corner Lots

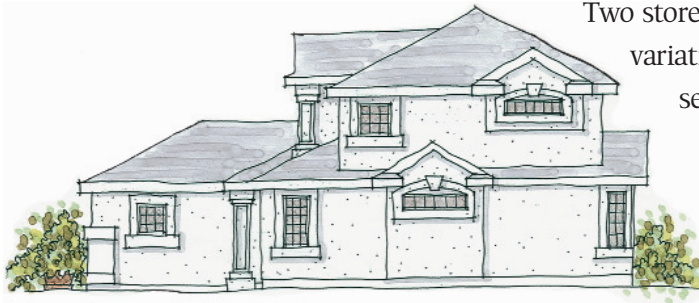


Houses on corner lots require special design consideration because of their high visibility. Bungalows or 1-1/2 storey models are encouraged, however all model types will be considered on the basis of their unique suitability to these locations.

Flanking side elevations must reflect appropriate wall heights, window placement and detail treatments consistent with the front elevations.



2.3 continued on next page...



Two storey models on corners will require substantial variation in wall planes. Second floor should be setback from the vertical plane of the lower level to provide roof mass between floors.



2.4 Repetition

Similar elevations may not be repeated within two lots of each other or directly across the street.

X	O	J	X
O	X	A	O

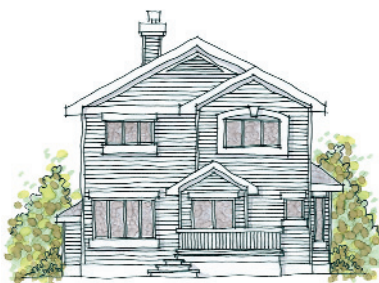
Repetitive use of elevations will be monitored to ensure interesting streetscapes. Modification to elevation treatments may be required accordingly.

2.5 High Visibility, Special Considerations

High visibility rear/side elevations require special design consideration. Elevations at these locations must avoid expanses of blank wall space and corporate attention to detailing consistent with the front elevations.



Standard elevation



Modified for high visibility

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These high visibility locations include homes abutting parks and backing onto public spaces as noted on lot plan.



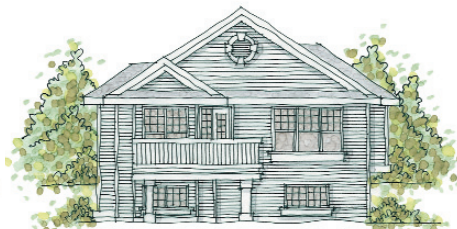
Standard elevation



Modified for high visibility



Standard elevation



Modified for high visibility

The rear elevations of Lots 114 to 142 in Block 9 and Lots 01 to 05 in Block 21 should avoid large expanses of blank wall space and incorporate appropriate overhangs on all roofs. Homes designated 'W' on the lot plan will require the siting of a walkout basement model.



Homes with walkout basement designs must incorporate a combination of architectural measures to address three storey appearance in highly visible settings.

These measures include:

- variation in wall planes
- downhill sloping roofs
- dormers
- decks and decorative posts/columns
- decorative windows
- absence of blank wall space



2.6 Lot Grading

Lot grading must be in strict conformance with the approved grading plans. Grade variations should be absorbed within the building mass, to minimize steeper slopes and contrast between lots.



All plot plans and stakeouts must be done by the designated surveyor to provide consistency in establishing building elevations throughout the subdivision. The builder is responsible for meeting the required grade elevations and ensuring drainage patterns are maintained within the property lines to the satisfaction of the City of Edmonton. An approved final grading certificate is a prerequisite for final inspection and release of security deposit.

Retaining walls are the responsibility of the property owner and must not compromise the grading design and drainage of the lot. In the event retaining walls are required, such shall be approved by the Developer prior to construction.



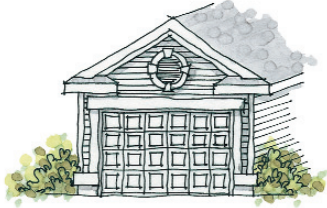
Special attention is to be given the treatment of exposed concrete foundation walls. A maximum of 2'6" of parged concrete will be permitted on *all* elevations of the home.



Variation in grade and basement design may require the cladding material be lowered or extended to within 2' 6" of ground level.

Front entry steps are to be a maximum of three risers per set in the estate and move-up product. Where the grade elevation calls for more than three risers, the run must be split. Exceptions to this requirement may be granted in consideration of unique design and/or topography. A maximum of four risers per set shall be the standard on the starter homes.

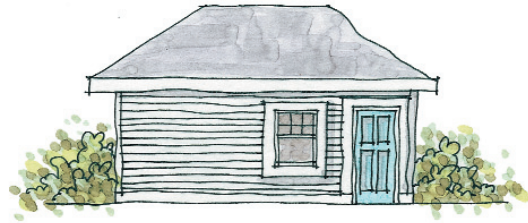
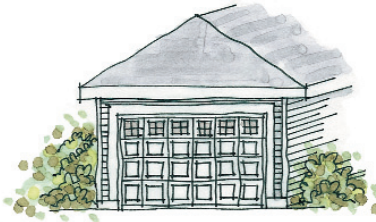
2.7 Driveways, Garages, Walkways



For lots in the starter product, detached garages should be consistent in style, finish and colour with the design of the house.

Garage pads in the starter homes area will be a minimum 20'0" x 20'0", poured concrete, provided concurrent with the house construction.

The approach to the garage door from the laneway must be paved with asphalt or concrete.



The move-up and estate homes must be provided with a double attached garage, constructed concurrently with the home and located in accordance with the garage location plan. Designs with front drive garages should envelope the garage within the design of the home to integrate and minimize the garage appearance, while highlighting the architectural features and mass of the house itself. Garage overhead doors are to be sectional with raised panels. The height between garage overhead door and eave line should be kept to 2' 0". Where the design exceeds 2'0", special treatment is required.

Front driveways and walkways in the move-up product may be constructed of the following materials:

- concrete, including plain, stamped or colored concrete
- colored concrete pavers
- exposed or washed concrete

In the estate product:

- stamped or colored concrete
- colored concrete pavers
- exposed or washed concrete



In all cases where coloured concrete or pavers are used, the colours must be expressly approved by the Developer.

The walkway to a residence from the public sidewalk, curb or driveway must be a minimum of poured concrete in broom finish, 2'6" in width. Individual patio blocks will not be permitted.

2.8 Roofs



Roof slopes will be a minimum of 6/12. The intent of this requirement is to unify the subdivision by exposing a dominant roof element and to provide an overall composition of roofs sloping towards view, increasing the curb appeal of each individual home.

Eave overhangs are to be proportionate to the design of the home but not less than 1'4". Exception to this requirement may be granted in consideration of unique architectural design and detailing.

All roofs are to be IKO Renaissance, XL Series, in the colour of Taupe Slate or Chateau Series in the colour Wheatwood.

Fascia boards for the homes in the move-up market are to be a minimum of 8" while 10" fascia is required in the estate. The use of 6" fascia is permitted on lots in the starter product. Soffits and fascia may be wood or aluminum in a compatible finish. Eavestrough must be the same colour as the fascia.

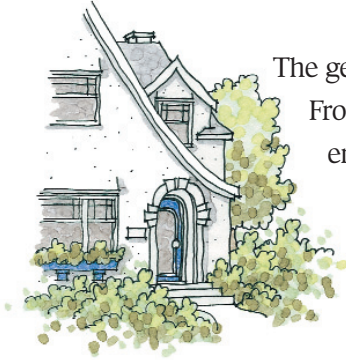
All furnace and fireplace chimneys must be contained within a corbelled chase, finished in a style consistent with the home design.

Corbelling shall at a minimum consist of two raised bands (2" x 10" and 2" x 4").

Direct vents for fireplaces should be located out of public view.



2.9 Architectural Treatments and Entries



The general architectural theme will encourage homes in traditional styling. Front elevation treatments will reflect architectural features that define entranceways and utilize building components with strong detailing. Entrance treatments must incorporate a verandah or covered entry. Where the design does not lend itself to this concept, the use of alternate detailing and feature windows will be considered.



2.9 continued on next page...



The use of window and door surrounds and/or a combination of battens, trim boards, louvres and brick or stone will be features on all homes.

Wood trim details and surrounds must be in a smooth painted, or clad finish. A minimum 6" width is encouraged, but as details and surrounds should be of appropriate scale, 4" may be permitted.



2.10 Exterior Finishes

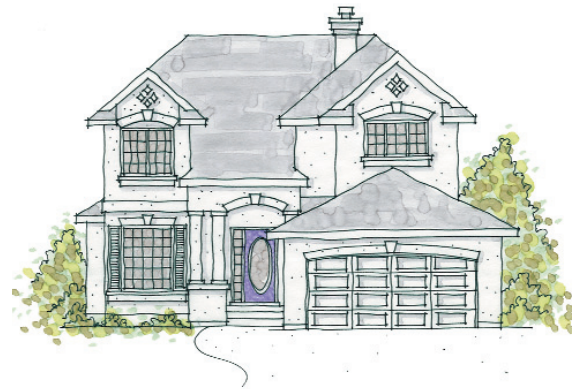


Permitted cladding materials include:

- double 4 1/2" bevelled or coved vinyl siding in horizontal application
- brick, stone or shale in stacked application
- hardboard siding, prefinished (long life)
- machine applied or trowel finish stucco*
- stone tile.

*Stucco may be used only with detailing that reflects the traditional character of the neighbourhood.

Fieldstone and Riverrock may be considered on an individual basis.

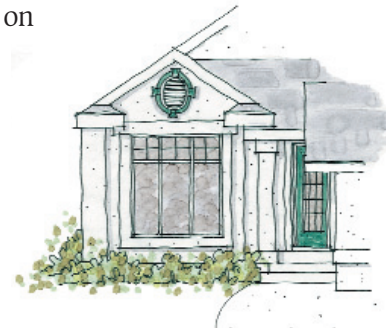


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All trim and masonry details must be returned 24" around corners.



Where columns or posts are used on the front or highly visible rear elevations, they are to be of substantial form, ie. to appear load bearing and solid. The base of such columns or posts must rest entirely on the landing or step beneath. Columns and posts should include suitable step details top and bottom.



Parging not to exceed 2'6" on all elevations, lower line of cladding accordingly.

The application of a minimum 200 sq. ft. of brick or stone will be required for all estate homes. Brick or stone should be applied in a panel effect. Exceptional stucco elevations may be exempt from this requirement at the discretion of the developer.



2.11 Colours

Colour schemes with two tones or a contrast are acceptable. Use of a third accent colour is required. Colours will be approved on a lot by lot basis without repetition on adjacent lots. Colour combinations have been provided in the Appendix B for reference.

2.12 Accessories



A mailbox and address plaque is required on every home. The address plaque, as illustrated below, must be SNOC #1722 in black cast frame with white ceramic insert and black numerals. The address plaque may be installed horizontally or vertically.

3.0 Fencing

Lots backing onto a public amenity where the rear property fence is wrought iron or chain link require fencing to be coated chain link (without inserts or wrought iron fencing). Wood screen fencing will be permitted, between buildings only on these lots.

Fencing on all other lots should be consistent in design and colour with the fencing style established for the subdivision.

4.0 Accessory Buildings

Where visible from a public adjacency, accessory buildings must be consistent in style, finish and colour, with the house.

5.0 Construction Activity

Each Builder must inspect the condition of curbs, sidewalks, street lamps perimeter fence, etc. on or in front of the lot. A written lot inspection report must accompany the application for house plan approval.

The Builder is required to maintain the lot in a clean and orderly fashion during construction. The dumping or storage of materials on other lots or on Carma lands is prohibited.

6.0 Approval Process

All applications must include the following information:

- a) completed application form
- b) one set of working drawings at 1/4"-1" scale
- c) two copies of the plot plan prepared by Designated Surveyor, at 1:300 scale
- d) completed Start Information Form
- e) lot inspection report
- f) colour or material samples as may be required
- g) signed declarations include structured wiring requirements

These submissions must be made ten days in advance of the desired construction start date. It is not the purpose of this process to check for compliance with applicable governing statutes and requirements. **Incomplete submissions may be returned without review.** The application and plans will be reviewed for adherence to the guidelines. **Modifications may be requested.** The original plan and forms will be retained on file. A copy of the approved house exterior and approved application form will be returned to the builder. **Any changes to approved plans must be approved in writing prior to implementation.**

7.0 Final Inspection, Security Deposit Return

To initiate the Final Inspection, the following must be done:

- a) Construction completed, exterior completed in accordance with these guidelines and as per the house plan approval. Accessories installed.
- b) Rough grading certificate and approved grading inspection report from the City of Edmonton, Drainage branch
- c) Watervalve exposed and marked
- d) Sidewalks, street lanes, gutters and curbs in clean condition
- e) Address plaque and mailbox installed
- f) Written request to Mariah Consulting Limited, to perform the final inspection. (must include grading certificate and City approval of same) A copy of the final inspection report will then be forwarded to Carma for appropriate action.

8.0 Signage

All informational, directional and showhome signage must be in accordance with signage standards established by Carma. All three types of signage shall be consistent in design, colour and quality and must be designed, produced and erected by Carma.

The Builders shall be allowed to display one (1) *For Sale* sign per lot provided said sign is erected on a suitable stand and not affixed to the house in any manner either during construction or upon completion of same.

All *For Sale* signs must display the Builder's name, corporate logo (if applicable) and telephone number as a minimum standard. The *For Sale* signs must be produced in the Builder's corporate colours and must be manufactured by a professional sign company to ensure consistent quality.

Each *For Sale* sign must not be larger than 32" x 48" prior to being affixed to the stand.

Subtrade and supplier signage will not be permitted to be displayed on the lot or the house in any manner whatsoever. There will be no exception granted in this regard.

9.0 Structured Wiring

The T1A/E1A-570-A Residential Telecommunications Cabling Standard was devised in an effort to standardize cabling infrastructure in the residential environment. A Grade 2 installation meets the requirements for advanced telecommunication and multimedia services such as high speed (broadband) Internet access, networking, closed-circuit security monitoring and multi-room video.

The purchaser's inclusion of the T1A/E1A-570-A Residential Telecommunications Cabling Standard Installation Grade 2 (*structured wiring*), as approved by Carma, is a condition of the purchase agreement and the house plan approval for this community. The exact requirements of this condition will be detailed by Carma, or its consultant, at the time of house plan approval. Purchasers warrant their compliance with this condition through the signing of the Agreement for Purchase and Sale, submission of signed declaration at time of house plan application, and acknowledgement of the explicit condition when they obtain their satisfactory final inspection.

10.0 Other

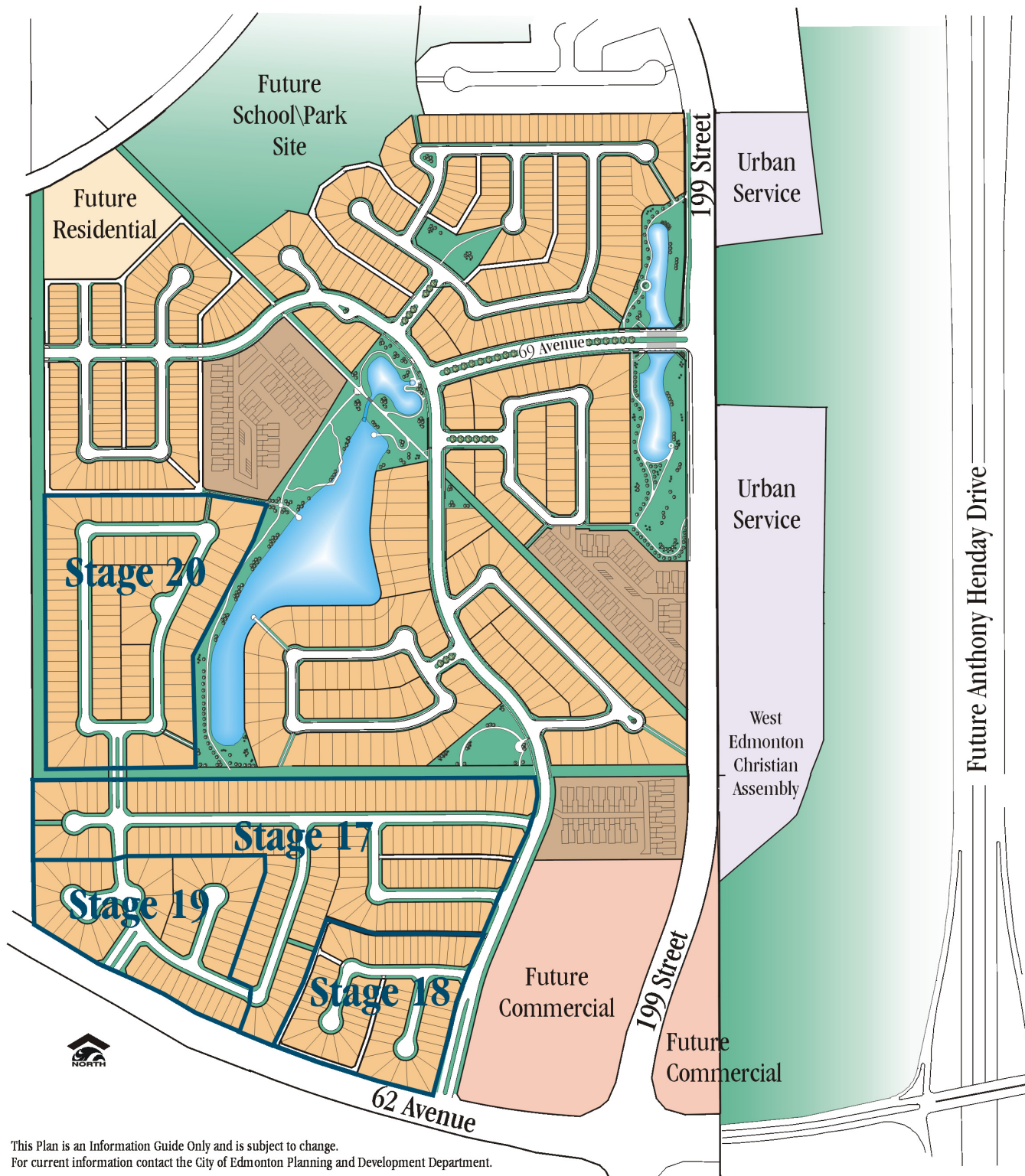
Recreational vehicles and commercial vehicles in excess of 3/4 ton capacity shall not be stored in the front yard or driveway of any property between the building line and the curb, and if otherwise stored on the property, shall be screened to minimize the visibility of such vehicles from abutting street, public space and adjacent homes.



Appendix A

Neighbourhood Context Plans

PARKLAND



This Plan is an Information Guide Only and is subject to change.
 For current information contact the City of Edmonton Planning and Development Department.



Appendix B

Colours

Suggested Colour Combinations

		
Mitten Clay	White	Benjamin Moore 1484
		
Mitten Ash	Convoy White	Benjamin Moore 714
		
Mitten Bone	Convoy Forest Green	Benjamin Moore 985
		
Mitten Satin Grey	Convoy Argile (Charcoal)	Pratt & Lambert 1045
		
Mitten Sandcastle	Wolverine Sable	Benjamin Moore 1358
		
Mitten White	Convoy Wedgewood	Benjamin Moore 1454
		
Mitten Mist Green	Convoy Ivy	White

Stucco colours permitted for use in the neighbourhood are:

- Imasco Light and medium ivory, 6-53 and 3-53
- Light and medium taupe, 6-25 and 3-25
- Light and medium shadow grey, 6-16 and 3-16
- Light and medium bristol cream, 6-134 and 3-134
- Light and medium mountain mist, 6-131 and 3-131
- Light venetian yellow, 6-855
- Light and medium empire quartz, 6-135 and 3-135
- Light harvest gold, 6-46
- White
- Light and medium suede
- Light, medium and dark slate
- Light and medium colonial marble