

2021

**ARCHITECTURAL
GUIDELINES**

K I N

— Kin at Schonsee —



JL DEVELOPMENTS

INTRODUCTION

LANDMARKED BY A 36 ACRE WETLAND IN AN ESTABLISHED COMMUNITY, YOU WILL FIND KIN AT SCHONSEE. WHERE EARLY MORNING RUNS ARE PARTNERED WITH LEISURELY EVENING STROLLS AND MOMENTS TO CONNECT WITH THOSE THAT MATTER MOST.

KIN AT SCHONSEE IS SITUATED ON 12 ACRES OF LAND CONSISTING OF 85 SINGLE FAMILY LOTS PROVIDING OUR RESIDENTS WITH DIRECT ACCESS TO WETLANDS AND WALKING TRAILS WITH AN EMPHASIS ON 'KIN-SHIP'. OUR RESIDENTS WILL BE THE FIRST SINGLE FAMILY HOMES TO BACK ONTO THE SCHONSEE WETLANDS AND WILL OFFER A WIDE ARRAY OF HOME SIZES RANGING FROM 26' POCKETS TO 34' POCKETS IN AN ESTABLISHED AND VIBRANT NEW COMMUNITY.

THIS DOCUMENT OUTLINES THE OPPORTUNITIES AND LIMITATIONS ASSOCIATED WITH THIS DEVELOPMENT, AND PROVIDES A SET OF GUIDELINES, WHICH AT THE INITIAL DESIGN/CONSTRUCTION PHASE OF THE HOMES WILL DIRECT HOMEBUYERS, DESIGNERS AND BUILDERS TOWARD AN AESTHETICALLY PLEASING DEVELOPMENT WITH COMPLEMENTARY BUILDING FORMS THROUGHOUT.

JL MAY, FROM TIME TO TIME IN ITS SOLE DISCRETION ACTING REASONABLY OR AS REQUIRED BY ANY GOVERNMENTAL AUTHORITY, CHANGE, VARY OR MODIFY THESE DESIGN GUIDELINES.



ABOVE: IMAGES OF THE SCHONSEE WETLANDS



■ INTRODUCTION

.1 OBJECTIVES

THE ARCHITECTURAL GUIDELINES FOR KIN AT SCHONSEE WILL INITIALLY ESTABLISH THE CHARACTER OF THE SUBDIVISION AND ULTIMATELY MAINTAIN THE INTEGRITY OF THE COMMUNITY FOR YEARS TO COME. THE GUIDELINES WILL AIM TO ENSURE THAT THE COMMUNITY PRESENTS AN IMPRESSION OF QUALITY YET RECOGNIZES THE IMPORTANCE OF AFFORDABLE HOUSING PRODUCT IN NORTH EDMONTON.

.1.1 THEME

THE GUIDELINES BOTH ENCOURAGE AND ENFORCE DIVERSITY BY GIVING THE OPTION TO CHOOSE FROM A VARIETY OF ARCHITECTURAL STYLES. THIS WILL ENSURE ECLECTIC EXTERIOR FACADES, CONTRARY COLOURS AND CONTRASTING EXTERIOR FINISHES AS PART OF EACH STREETScape. THE DEVELOPER REQUIRES THAT ALL BUILDERS STAY TRUE TO THE ARCHITECTURAL STYLE.

.1.2 LAND USE & ZONING REGULATIONS

KIN AT SCHONSEE IS ZONED RESIDENTIAL SMALL LOT (RSL) WHICH PROVIDES SINGLE DETACHED HOUSING WITH ATTACHED GARAGES IN A SUBURBAN SETTING AND INCLUDES THE OPPORTUNITY FOR SECONDARY SUITES AND GARDEN SUITES. ALL BUILDERS ARE TO ENSURE FAMILIARITY WITH THE APPROPRIATE REQUIREMENTS AND STIPULATIONS.

.2 LIMITATIONS

.2.1 GENERAL

JL DEVELOPMENTS AND THEIR DESIGNATED CONSULTANTS RETAIN THE FULL DISCRETION TO APPROVE OR DISAPPROVE ANY OR ALL ELEMENTS OF A PROPOSED DEVELOPMENT OR STRUCTURE.

THE VENDOR, THE ARCHITECTURAL CONSULTANT, THEIR SERVANTS, AGENTS, CONTRACTORS, APPOINTEES, SHALL NOT BE HELD RESPONSIBLE OR LIABLE FOR THE ACCURACY, ENFORCEMENT OR COMPLIANCE WITH THESE LANDSCAPE AND DESIGN REQUIREMENTS TO ANY OWNER, PURCHASER AND/OR BUILDER WITHIN THE SUBDIVISION.

FORMAL STANDARDS FOR DEVELOPMENT WILL BE THOSE AS ESTABLISHED IN THE CITY OF EDMONTON LAND USE BYLAW, SPECIFIC TO KIN AT SCHONSEE. CONFORMITY WITH THESE REQUIREMENTS DOES NOT SUPERSEDE THE REQUIRED APPROVAL PROCESS OF THE CITY OF EDMONTON.

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. ANY CHANGES TO APPROVED PLANS MUST BE APPROVED IN WRITING PRIOR TO IMPLEMENTATION.

.2.2 INSPECTIONS

EACH BUILDER/PURCHASER OWNER IS RESPONSIBLE FOR INSPECTING THE CONDITION OF CURBS, SIDEWALKS, STREET LIGHTS, SERVICES, ETC. ON HIS/HER LOT AND MUST SUBMIT WRITTEN NOTICE OF ANY DAMAGES TO THE DEVELOPER WITHIN 14 DAYS OF PURCHASING THE LOT, OTHERWISE COST FOR REPAIRING ANY DAMAGES BECOMES THE SOLE RESPONSIBILITY OF THE PURCHASER.

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.2.3 RESTRICTIVE COVENANT

RESTRICTIVE COVENANTS(S) WITH THESE ARCHITECTURAL GUIDELINES ARE REGISTERED ON TITLE OF EACH LOT.

■ SITE PLANNING

.1.1 HOUSE PLACEMENT & WIDTH

BUILDERS ARE TO CHOOSE HOME DESIGNS THAT ARE SUITED TO ALL THE ATTRIBUTES OF THE LOT. BUILDERS ARE TO REVIEW ALL AVAILABLE INFORMATION AND ENSURE THE PROPOSED HOUSE TAKES INTO ACCOUNT THE LOT SIZE, LOT LOCATION, SITE GRADING AND VIEW POTENTIAL. HOUSES ARE EXPECTED TO FILL THE LOT WIDTH APPROPRIATELY, AVOID UNNECESSARY USE OF RETAINING WALLS AND PROVIDE INTERESTING AND APPROPRIATE ELEVATIONS IN EXPOSED LOCATIONS.

THE HOUSE WIDTH MUST BE WITHIN 2 FT. OF THE RESPECTIVE BUILDING POCKET. A MAXIMUM OF A 2' OFFSET OF THE GARAGE INCLUDING THE UPPER FLOOR OVER WILL BE PERMITTED.

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.1.2 SETBACKS

GENERAL SETBACKS ON ALL LOTS WILL BE GOVERNED BY THE MINIMUM SETBACK REQUIREMENTS AS PER THE CITY OF EDMONTON BY-LAW REQUIREMENTS.

.1.3 FRONT SETBACKS

ALL HOMES WILL BE SITED WITH THE PRELIMINARY APPROVAL AND AN APPROPRIATE SETBACK FOR THE LOT AND HOUSE TYPE WILL BE DETERMINED.

.2 UNUSUAL SHAPED OR PIE - LOTS

THE ARCHITECTURAL CONSULTANT WILL REVIEW THE SITING OF ALL HOUSES AND ENSURING THE SITING OF HOUSES ON PIE LOTS IS ACCEPTABLE TO THE STREETScape AND COMPATIBLE WITH ADJACENT HOUSES WILL BE IMPERATIVE. BUILDERS ARE ENCOURAGED TO CHOOSE HOUSE PLANS THAT CAN BE CENTERED ON THESE LOTS WITH GREATEST EXPOSED FRONTAGE TO THE STREET.

.3 DRIVEWAYS

DRIVEWAYS ARE NOT TO EXCEED THE WIDTH OF THE GARAGE ON ANY LOT. ON PIE-LOTS DRIVEWAYS MAY BE REQUIRED TO NARROW TO LESS THAN THE WIDTH OF THE GARAGE TO AVOID EXCESSIVE CONCRETE IN THE FRONT YARD AND PROVIDE FOR LANDSCAPING. DRIVEWAYS WITH DECORATIVE BORDERS OF EXPOSED AGGREGATE, PATTERNED CONCRETE OR PAVERS MAY BE PROVIDED AS AN ALTERNATIVE TO NARROWING THE DRIVEWAY.

.4 GRADING

LOT GRADING MUST BE IN STRICT CONFORMANCE WITH THE APPROVED GRADING PLANS. VARIATIONS SHOULD BE ABSORBED WITHIN THE BUILDING MASS TO MINIMIZE STEEP 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 NEIGHBORHOOD.

BUILDERS ARE TO FAMILIARIZE THEMSELVES WITH THE ENGINEERING GRADE PLAN AND ENSURE THAT DRAINAGE PATTERNS ARE TO BE ESTABLISHED ON ALL LOTS THAT CHANNEL SURFACE WATER AWAY FROM THE HOUSE ON ALL

SIDES AND INTO ADJACENT DRAINAGE SWALES, STORM WATER SYSTEM AND BE AWARE OF ANY LOTS THAT REQUIRE ROOF LEADER CONNECTORS TO STORM MAINS.

.5 RETAINING WALLS

BUILDERS ARE TO CHOOSE HOUSES THAT SUIT THE LOT GRADING AND AVOID UNNECESSARY USE OF RETAINING WALLS. RETAINING WALLS ARE THE RESPONSIBILITY OF THE PROPERTY OWNER AND MUST NOT COMPROMISE THE GRADING DESIGN AND LOT DRAINAGE. BUILDERS ARE TO SELF-RESOLVE ANY GRADING DISPUTES WITH ADJACENT PROPERTIES.

ANY RETAINING WALL EXCEEDING 1.00 METRE IN HEIGHT MUST BE APPROVED BY A PROFESSIONAL ENGINEER AND MAY REQUIRE A DEVELOPMENT PERMIT.

.6 MATERIALS

ACCEPTABLE MATERIALS FOR RETAINING WALLS ARE:

- LANDSCAPING BLOCKS (IE: ALAN BLOCK)
- Poured concrete with aggregate surface or strip form concrete
- NATURAL ELEMENTS SUCH AS WOOD AND WOOD PRODUCTS

■ GENERAL REQUIREMENTS

.1.1 MASSING

ARCHITECTURAL MASSING REFERS TO THE CONCEPT OF ARRANGING THE VOLUMES OF A HOUSE IN RELATION TO EACH OTHER AND THE STREETScape.

.1.2 HEIGHT

HEIGHT CAN ONLY INCREASE BY ONE STOREY ON ADJACENT LOTS. I.E. A THREE STOREY BUILDING IS ONLY PERMITTED ADJACENT TO A TWO STOREY BUILDING.

.2 GARAGES

.2.1 FRONT DRIVE PRODUCT

FRONT DRIVE PRODUCT WILL INCLUDE TWO CAR GARAGE AND LOCATED IN ACCORDANCE WITH THE GARAGE LOCATION PLAN. THE DRIVEWAY IS NOT TO EXCEED THE WIDTH OF THE GARAGE TO THE GARAGE FRONT, WHERE THE WIDTH MAY THEN FLARE TO INCLUDE A WALKWAY TO THE FRONT ENTRY AND/OR REAR YARD.

DEVELOPED AREA ON THE SECOND FLOOR ABOVE THE GARAGE WILL BE ENCOURAGED TO PROVIDE BALANCE TO THE OVERALL MASSING OF THE HOME. HOMES WITH FULL 2-STOREY FRONT FACADES MAY REQUIRE A GREATER SETBACK FROM THE STREET TO REDUCE THE DOMINANCE OF THIS HOUSE TYPE. REPETITION OF THIS HOUSE TYPE MAY BE LIMITED ON ANY STREETScape AND ALTERATIONS TO REDUCE THE 2-STOREY ELEMENT MAY BE REQUIRED.

.2.2 DRIVEWAYS & WALKWAYS

DRIVEWAYS & WALKWAYS ARE TO BE COMPLETED IN A MINIMUM OF BROOM FINISHED CONCRETE.

DRIVEWAYS ARE NOT TO EXCEED THE WIDTH OF THE GARAGE. PIE SHAPED LOTS MAY REQUIRE DRIVEWAY TAPERING TO ACCOMMODATE STREETScape IN CUL-DE-SACS.

.3 REPETITION

.3.1 EXTERIOR DESIGN

TO ENSURE SUITABLE VARIETY OF ALL STREETScaPES, HOUSES OF THE SAME OR SIMILAR DESIGN AND DETAILING WILL BE SEPARATED. BETWEEN SIMILAR HOUSE DESIGNS A MINIMUM OF 2 LOTS ON EITHER SIDE AND A MINIMUM OF 2 LOTS EACH WAY ACROSS THE STREET ARE REQUIRED.

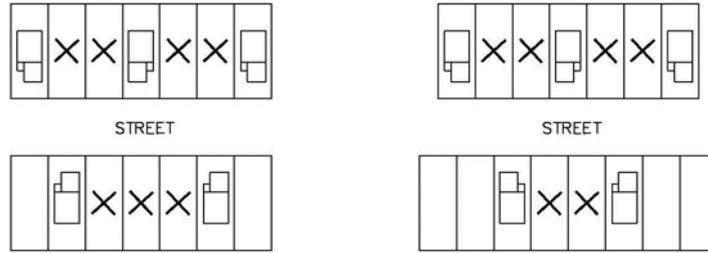
.3.2 COLORS

TO FURTHER ENSURE HOMES OFFER AN ELEMENT OF DISTINCTION ON STREETScaPES SEPARATION WILL BE REQUIRED BETWEEN COLOR SCHEMES.

BETWEEN SIMILAR COLOR SCHEMES THERE MUST BE A MINIMUM OF 2 HOUSES BETWEEN WHEN ON THE SAME SIDE OF THE STREET AND A MINIMUM OF 2 HOUSES BETWEEN WHEN ON THE OPPOSITE SIDE OF THE STREET.

HOUSES WITH SIGNIFICANT DIFFERENCES IN ARCHITECTURAL STYLE AND DESIGN MAY BE PERMITTED, AT THE CONSULTANT'S DISCRETION, TO HAVE SIMILAR COLOR SCHEMES IN CLOSER PROXIMITY THAN IS TYPICAL ARCHITECTURAL DESIGN.

IN THE EVENT TWO DWELLINGS HAVE BEEN SUBMITTED FOR APPROVAL AND HAVE THE SAME FAÇADE DESIGN, THE FIRST SUBMISSION WILL BE APPROVED AND THE SECOND SUBMISSION WILL HAVE TO MEET THE ABOVE CRITERIA.



.4 PARGING

A MAXIMUM OF 1' OF EXPOSED CONCRETE OR PARGING WILL BE PERMITTED AT THE FRONT ELEVATION AND SIDE ELEVATION OF CORNER LOTS. AT ALL OTHER ELEVATIONS, EXPOSURE WILL BE RESTRICTED TO 2'.

.5 ADDRESS PLAQUE

ALL HOMES ARE REQUIRED TO POST THE KIN AT SCHONSEE ADDRESS PLAQUE TO INDICATE THE MUNICIPAL ADDRESS OF THEIR PROPERTY AT THE STREET SIDE AND TO ENSURE CONSISTENCY OF NUMBERING THROUGHOUT THE NEIGHBORHOOD.

PURCHASE AND INSTALLATION OF THIS ADDRESS PLAQUE IS REQUIRED AS PART OF FULFILLMENT OF THE SECURITY REQUIREMENTS (I.E. SECURITY DEPOSITS WILL NOT BE RETURNED WITHOUT COMPLETION OF THIS REQUIREMENT).

PLEASE NOTE: IT IS THE RESPONSIBILITY OF THE BUILDER TO ORDER THE ADDRESS PLAQUE(S) DIRECTLY FROM THE SUPPLIER, BEHREND'S BRONZE.



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.6 HIGH VISIBILITY LOTS

.6.1 CLASSIFICATION

HIGH VISIBILITY LOCATIONS ABUTTING PARKS, TRAILS AND BACKING ONTO THE SCHONSEE WETLANDS REQUIRE SPECIAL DESIGN CONSIDERATION. HIGH VISIBILITY LOTS INCLUDE THE FOLLOW LOTS:

- BLOCK 11, LOTS 31, 35, 51, 52 & 76
- BLOCK 14, LOTS 25,30, 38 & 40 – 64

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.6.2 REQUIREMENTS FOR CORNER LOTS & REAR EXPOSURE

HOMES WITH HIGH EXPOSURE ELEVATIONS (CORNER LOTS AND REAR EXPOSURE) WILL REQUIRE DETAILING ON THE EXPOSED ELEVATIONS THAT REPRESENTS THE OVERALL STYLE OF THE HOME AND INCLUDES SIMILAR DETAILING TO THAT ON THE FRONT ELEVATION. THESE ELEVATIONS MUST INCLUDE:

- INCREASED LEVEL OF DETAILING INCLUDING FINISHES, MATERIALS, TRIMS AND FEATURES SIMILAR TO THE FRONT ELEVATION AND CONSISTENT WITH THE STYLE OF THE HOME.
- SIDE ELEVATIONS OF GARAGES ON CORNER LOTS ARE TO BE DETAILED AND TREATED TO THE ENTRY
- EXTERIOR MATERIALS THAT ARE CONSISTENT WITH THOSE USED ON THE FRONT ELEVATION.
- ROOF FORMS THAT MATCH THE FRONT AND PROVIDE VARIETY TO THE REAR STREETScape.
- HOMES ON WALK-OUT LOTS WILL REQUIRE ROOFLINES, JOGS OR BOX-OUTS AND STRONG DECK FEATURES. **ALL DECKS MUST BE FINISHED AT THE TIME OF CONSTRUCTION.**

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.7 WALKOUT LOTS

LOTS DESIGNATED FOR A WALKOUT BASEMENT MODEL REQUIRE SPECIAL DESIGN CONSIDERATION AT THE REAR ELEVATION. IN ADDITION TO ADDRESSING FEATURES AS SET OUT FOR HIGH VISIBILITY, THESE DESIGNS MUST AVOID A TOWERING THREE-STORY APPEARANCE AND HAVE DECK CONSTRUCTED CONCURRENT WITH THE HOME.

.8 SUBDIVISION APPEARANCE**.8.1 SIGNAGE**

BUILDER SIGNAGE WILL BE ALLOWED ON A BUILDER'S LOT ONLY; NO HOMEBUILDER OR CONTRACTOR SIGNAGE WILL BE ALLOWED ON MEDIANS OR BOULEVARDS. **BUILDERS WILL ONLY BE ALLOWED 1 SIGN PER LOT AND BUILDERS WILL NOT BE ALLOWED TO STORE ADDITIONAL SIGNAGE ON EMPTY LOTS.**

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.8.2 EXCAVATION MATERIAL

BUILDERS MUST ENSURE THAT ALL EXCAVATION IS KEPT WITHIN THE CONFINES OF THEIR LOT. ANY SPILLAGE ON A ROAD, LAND, SIDEWALK OR NEIGHBORING LOT MUST BE REMOVED IMMEDIATELY OR THE DEVELOPER WILL ARRANGE FOR ITS REMOVAL AND INVOICE FOR EXPENSES.

.8.3 CLEAN UP

BUILDERS SHOULD ENCOURAGE TIMELY REMOVAL BY ALL SUB TRADES OF LITTER ON BUILDING SITES. FAILURE TO COMPLY WILL RESULT IN A CLEAN-UP BILL BEING CHARGED TO THE LOT. **SUPPLY OF BINS BY THE BUILDER IS MANDATORY.** ANY GENERAL CLEAN-UP OF THE SUBDIVISION INITIATED BY KIN AT SCHONSEE CAN AND WILL BE CHARGED PRO-RATA TO ALL BUILDERS.

.8.4 SATELLITE DISHES & RECREATIONAL VEHICLES

SATELLITE DISHES OR ANTENNAS MUST NOT BE VISIBLE FROM THE STREET AND MUST BE SCREENED FROM VIEW.

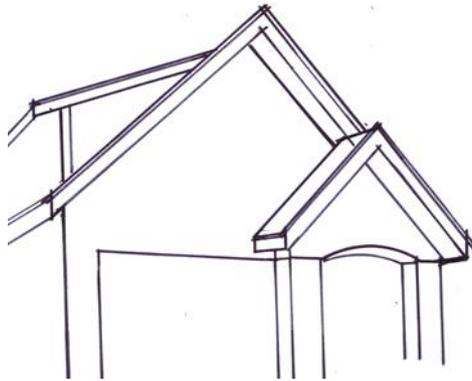
RECREATIONAL VEHICLES MAY NOT BE PARKED IN FRONT OF ANY RESIDENCE FOR LONGER THAN 72 HOURS.

■ DESIGN ELEMENTS

.1.1 ROOF DESIGN & PITCH

ROOF DESIGNS AND PITCHES THAT ARE CHARACTERISTIC OF THE ARCHITECTURAL STYLE BEING PURSUED WILL BE ENCOURAGED THROUGHOUT KIN AT SCHONSEE. MODERN NUANCES THAT ARE WELL SUITED TO THE OVERALL EXTERIOR AND ADD TO THE PROGRESSIVE CHARACTER OF THE HOME ARE ALSO ENCOURAGED.

- SINGLE SLOPED ROOFLINES WILL BE PERMITTED IN SECONDARY LOCATIONS WHEN SUITED TO THE OVERALL HOUSE DESIGN PROVIDED THE OVERALL MASSING ADDRESSES A TRADITIONAL FORM. A LOW-SLOPED PITCH OF 4/12 IS RECOMMENDED FOR THIS ROOF TYPE.
- ROOFLINES ARE TO BE MADE AS INTERESTING AS POSSIBLE THROUGH VARIATION OF ROOFLINES AND THE USE OF DORMERS AND GABLE ENDS.
- ROOFLINES ON ALL HIGHLY EXPOSED ELEVATIONS (SIDE AND REAR) ARE TO INCORPORATE DORMERS OR GABLE ENDS WITH DECORATIVE TREATMENTS THAT MATCH TO THE FRONT ELEVATION.
- SECOND STOREY ROOFLINE FEATURES ARE TO MATCH THE FRONT ELEVATION IN ALL HIGH EXPOSURE LOCATIONS.



.1.2 FRONT ENTRIES

THE FRONT ENTRY OF A HOME IS AN INTEGRAL ELEMENT OF THE OVERALL DESIGN AND IS EXPECTED TO BE A FOCAL POINT OF THE FRONT ELEVATION AND/OR EXPOSED SIDE ELEVATION. FRONT ENTRIES PROVIDE AN OPPORTUNITY TO FULLY EXPRESS THE CHARACTER OF THE HOME AND CREATE A WELCOMING FEATURE. FRONT ENTRIES ARE TO BE WELL ENHANCED WITH DECORATIVE TREATMENTS THAT ENCOMPASS THE VARIOUS PROGRESSIVE TRADITIONAL STYLES.

.1.3 FRONT DOORS

ENTRY DOOR COLOR MAY MAKE A PERSONAL STATEMENT BUT MUST BE PAINTED IN VIBRANT COLORS ONLY. WHITE OR LIGHTER COLORS NOT ALLOWED FOR DOOR COLORS.

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.1.4 FRONT STEPS/RISERS

THE FRONT STEPS WILL VARY WITH DIFFERENT GRADING SITUATIONS AND AN INCREASE IN RISERS MAY AFFECT THE OVERALL APPEARANCE OF THE HOME. ADDITIONAL MODIFICATIONS MAY BE REQUIRED TO ENSURE PROPER PROPORTIONS ARE MAINTAINED ON THE FRONT ELEVATION. OTHER CONSIDERATIONS FOR FRONT STEPS:

- THE NUMBER OF RISERS AT ENTRY STEPS MAY BE VARIED BY GRADE AND DESIGN. ENTRY STEPS WILL BE CONSTRUCTED OF CONCRETE IN EXPOSED AGGREGATE FINISH.

.1.5 COLUMNS

ALL COLUMNS ARE TO BE DESIGNED IN A MODERNIZED VERSION SUITED TO THE STYLE OF THE HOME — THESE COLUMNS MAY INCLUDE SMOOTH FINISHES, SIMPLE SQUARE CAP AND BASE DETAILS, METAL TRIM OR FINISH.

ALL COLUMNS MUST BE A MINIMUM SIZE OF 12"X12" UNLESS WELL SUITED TO THE STYLE AND APPEAR TO HAVE STRUCTURAL INTEGRITY.

ALL COLUMNS MUST BE FINISHED IN A DECORATIVE MATERIAL, VINYL SIDED POSTS ARE NOT ACCEPTABLE.

.2 WINDOWS

LARGER EXPANSES OF GLASS WILL ESTABLISH THE STRENGTH OF THE STYLE AND MORE UNUSUAL CONFIGURATIONS WILL PROVIDE INTEREST AND EXCITEMENT. THIS MAY INCLUDE STRONG HORIZONTAL MULLIONS, MULLIONS OR VARYING DIRECTIONS AND NON-SYMMETRICAL LAYOUTS AND PANE SIZES.

- ALL EXTERIORS ARE TO ADDRESS WINDOWS IN A SIGNIFICANT MANNER.
- WINDOW STYLES, SIZES AND GROUPINGS SHOULD BE PROPORTIONATE TO THE WALL SPACE AVAILABLE
- ACCEPTABLE WINDOW FRAME MATERIALS ARE:
 - PREFINISHED VINYL
 - PREFINISHED METAL CLAD

.3 CHIMNEYS/BOX-OUTS

CHIMNEYS & BOX-OUTS PROVIDE INTEREST ON THE EXTERIOR OF A HOME. TO ENSURE THAT THEY ARE TREATED AS INTEGRAL ELEMENTS CHIMNEYS AND BOX-OUTS MUST:

- BE FINISHED TO MATCH THE EXTERIOR WALL MATERIAL OR SUITABLE COMPLEMENTARY FINISH.
- EXTEND DOWN TO GRADE IN ALL EXPOSED LOCATIONS.

.4 TRIMS & DETAILING

TO ENSURE THE CLEAN, NEAT ASPECT OF ALL THE ARCHITECTURAL STYLES IS FULLY COMPLEMENTED, TRIM WORK MUST MEET THE FOLLOWING REQUIREMENTS:

- TRIM MATERIAL WILL BE SMARTBOARD OR EQUIVALENT.
- TIMBER DETAILS ARE TO BE FINISHED IN PRESERVING STAIN
- TRIM AND DETAILING MATERIALS ARE TO ADDRESS LONG-TERM MAINTENANCE — PAINTED SURFACES ARE NOT ALLOWED
- ALL STUCCO BATTENS MUST BE FINISHED IN SMOOTH FINISH ACRYLIC STUCCO. TEXTURED STUCCO IS NOT ALLOWED.
- MINIMUM FASCIA DEPTH OF 6" INCHES IS REQUIRED.
- HOMES WITH MORE MODERN EXPRESSIONS MAY NOT REQUIRE WINDOW TRIMS PROVIDING WINDOWS SUIT WALL SPACE WITHOUT.
- INTERESTING AND UNUSUAL DETAILING WILL BE ENCOURAGED TO PROMOTE A PROGRESSIVE MODERN EDGE TO THE COMMUNITY.

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.5 GARAGE DOORS

.5.1 FRONT DRIVE GARAGES

FRONT DRIVE GARAGES BECOME A DOMINANT ELEMENT OF THE FRONT FAÇADE OF TODAY'S HOMES. GARAGES MUST BE DESIGNED TO BE AN INTEGRAL ELEMENT OF THE OVERALL STYLE OF THE HOME. GARAGE DOORS ARE TO SUIT THE ARCHITECTURAL STYLE OF THE HOME AND ARE RECOMMENDED TO HAVE A SIMPLE PANEL STYLE DOOR OR A FLAT SLAB PANEL DOOR.

WINDOWS ARE PERMITTED AND GLAZING PANELS IN UNIQUE CONFIGURATIONS ARE PREFERRED.

TO PROVIDE A COMPREHENSIVE EXTERIOR TO THE HOMES, THE GARAGE DOORS ARE TO BE PAINTED IN A COLOR THAT MATCHES TO THE EXTERIOR OF THE HOME. THE GARAGE DOOR IS TO BE MAINTAINED IN A COLOR THAT MATCHES THE PREDOMINANT SIDING COLOR, THE TRIM COLOR OR IS AN ACCEPTABLE COMPLIMENTARY COLOR.

■ MATERIALS & COLOURS

.1 MATERIALS

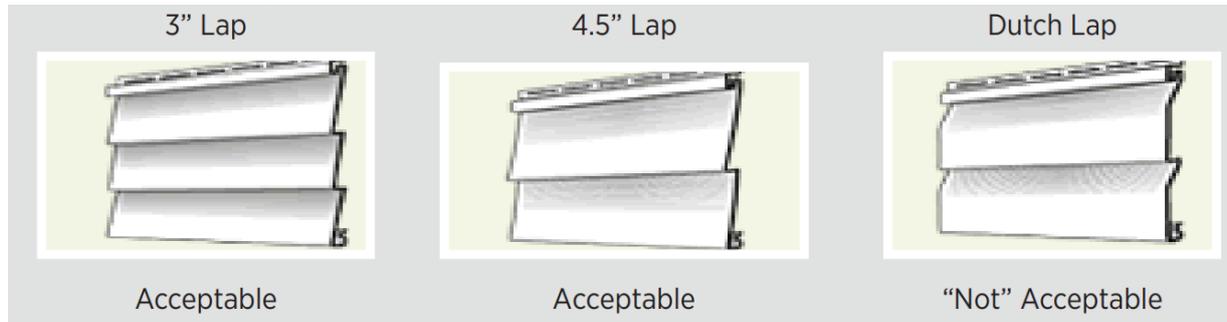
KIN AT SCHONSEE IS PROMOTING LONG-TERM SUSTAINABILITY OF THE EXTERIORS OF ALL HOMES THROUGHOUT THE AREA WITH ITS INSISTENCE OF MAINTENANCE FREE MATERIALS. THE USE OF MATERIALS THAT PROVIDE PREFINISHED SURFACES THAT RETAIN THEIR INTEGRITY IS ENCOURAGED.

FEATURE MATERIAL: IN ORDER FOR KIN AT SCHONSEE TO PRESENT A STRONG COHESIVE PERSONA A COMMON DESIGN ELEMENT WILL BE PROVIDED ON EACH HOME.

RECOMMENDED MATERIALS ARE OUTLINED ON CHART 7.3 ON THE FOLLOWING PAGE. ALTERNATIVE EQUIVALENTS TO THE NOTED MATERIAL WILL BE CONSIDERED UPON REVIEW AND APPROVAL OF PROVIDED SAMPLES.

.1.1 VINYL SIDING

“LAP PROFILE” WILL ONLY BE ACCEPTABLE. THERE SHOULD BE NO LAP JOINTS FOR VINYL SIDING ON THE FRONT OR REAR OF THE HOMES, WHEREVER POSSIBLE.



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.2 COLOURS

IN KIN AT SCHONSEE, THE EXTERIORS OF ALL HOMES WILL BE FINISHED IN STRONG, DARK COLORS WITH INTERESTING AND VIBRANT CONTRAST TRIMS OR ELEMENTS OF INTEREST. COLOR CAN BE UTILIZED TO ADD TO THE INTEREST AND EXCITEMENT DESIRED IN THE COMMUNITY STREETSCAPES. COLOR SCHEMES THAT INCLUDE UNUSUAL OR DRAMATIC COLORS TO HIGHLIGHT SIGNATURE ELEMENTS ARE ENCOURAGED WITH THE FOLLOWING CONSIDERATIONS:

- REPETITION OF COLOR SCHEMES WILL BE MONITORED TO ENSURE PLEASING VARIETY IS ACHIEVED.
- SIMILAR SIDING COLORS WILL NOT BE REPEATED SIDE BY SIDE ON LOTS WITH REAR VISIBILITY.
- ROOF COLORS THROUGHOUT THE COMMUNITY WILL BE LIMITED TO DARKER COLORS IN SHADES OF GREY, BROWN AND BLACK.
- GARAGE DOORS ARE TO BE PAINTED TO MATCH THE SIDING COLOR OR AN ACCEPTABLE COMPLIMENTARY COLOR.

.2.1 SIDING COLORS

THE SIDING COLORS APPROVED FOR KIN AT SCHONSEE ARE OUTLINED ON CHART .3 ON THE FOLLOWING PAGE.

THE FOLLOWING HIGH EXPOSURE LOTS ONLY PERMIT UPGRADED PREMIUM COLORS:

- BLOCK 11, LOTS 31, 35, 51, 52 & 76
- BLOCK 14, LOTS 25,30, 38 & 40 - 64

RECOMMENDED EXTERIOR MATERIALS AND COLOURS

ROOF MATERIAL	ASPHALT SHINGLE			METAL ROOFING	
MAIN WALL MATERIAL	VINYL SIDING			CEMENTITIOUS BOARD	
	ROYAL	GENTEK	MITTEN	JAMES HARDIE	
	(OR EQUIVALENT)				
	HARVARD SLATE ESTATE GREY BROWNSTONE FLAGSTONE PEBBLE CLAY CYPRESS OLIVE WOOD WALNUT NATURAL CEDAR GRANITE SHAMROCK HERITAGE BLUE MIDNIGHT SURF IRONSTONE WEDGEWOOD REDWOOD COCOA	DOVER GRAY SAGE JUNIPER GROVE PEBBLE STORM VENETIAN RED DARK DRIFT SADDLE BROWN ESPRESSO MOUNTAIN ARBOR MOONLIT MOSS COASTAL BLUE MIDNIGHT SURF WIND SWEEP SMOKE IRON ORE	CYPRESS SAGE BROWNSTONE STRATUS FLAGSTONE VENETIAN GOLD ROCKAWAY GREY SPRING MOSS RAIN FOREST GRENADIER GREEN MUSKOKA GREEN SAHARA BROWN ARIZONA TAN KHAKI BROWN CHESTNUT BROWN CARIBOU BROWN COFFEE BEAN EGGPLANT ANNAPOLIS BLUE RICHMOND RED AVIATOR GREEN	MONTEREY TAUPE KHAKI BROWN AGED PEWTER COUNTRY LANE RED BOOTHBAY BLUE EVENING BLUE IRON GREY MOUNTAIN SAGE	
SECONDARY WALL MATERIAL	SMOOTH PANELS	METAL CLADDING	STUCCO	VINYL SIDING	
	JAMES HARDIE		ACRYLIC STUCCO (FINE OR MEDIUM SAND FLOAT)	(ALL MAIN WALL COLOURS AND THOSE LISTED BELOW)	
	COBBLESTONE NAVAJO BEIGE	TILE RED CHARCOAL STONE GREY GALVALUME	MATCH TO SIDING COLOUR PALETTES	ROYAL SUNFLOWER	MITTEN SAFFRON OLIVE GREEN AMBER BURNT ORANGE
MASONRY	BRICK		STONE		
	IXL OR EQUIVALENT (SMOOTH FACE BRICK)		ELDORADO OR EQUIVALENT (SMOOTH FACE BLOCK TYPE)		

■ LANDSCAPING

LANDSCAPING IS A VISIBLE INDICATOR OF THE QUALITY OF A DEVELOPMENT AND SHOULD BE INTEGRAL TO EVERY PART OF THE SITE. IT SHOULD TIE THE ENTIRE SITE TOGETHER, DEFINE ENTRYWAYS AND PATHWAYS, IDENTIFY PRIVATE SPACE, AND BUFFER PARKING GARAGES AND LESS DESIRABLE VIEWS.

.1 DESIGN REQUIREMENTS

ALL LANDSCAPING DESIGN REQUIREMENTS ARE APPLICABLE TO ALL LOTS AND SHALL BE PROVIDED IN ACCORDANCE WITH THE BELOW FIGURE 1:

FIGURE 1: LANDSCAPING DESIGN REQUIREMENTS (ALL LOTS AND BY LOT TYPE)

1.1.1 LANDSCAPING REQUIREMENTS FOR ALL LOT TYPES	
1.1.1.1.1	LANDSCAPING THE FRONT YARD OF EACH LOT AS PER THESE GUIDELINES;
1.1.1.1.2	PROVIDING TOPSOIL IN THE REAR YARD OF EACH LOT;
1.1.1.1.3	LANDSCAPING THE SIDE YARD FLANKING PUBLIC ROADWAY ON CORNER LOTS; AND,
1.1.1.1.4	PROVISION AND INSTALLATION OF THE REAR YARD TREE FOR LOTS BACKING ONTO SCHONSEE WETLANDS AND PARK SPACE AS PER ITEM 1.1.1.6.
1.1.1.2	HOME-OWNERS OF SINGLE DETACHED FRONT DRIVE 2-CAR GARAGE PRODUCT ARE RESPONSIBLE FOR ALL LANDSCAPING AS DESCRIBED IN THESE GUIDELINES FOR THEIR RESPECTIVE HOMES.
1.1.1.3	THE TOTAL AREA OF SOD SHALL NOT EXCEED 50% OF THE TOTAL FRONT YARD LANDSCAPED AREA. THE REMAINING AREA SHOULD BE COMPRISED OF PLANTING BEDS, NATURALIZED LANDSCAPING OR XERISCAPING, GARDENS, TREES, OR OTHER SOFT LANDSCAPE COMPONENT. ROCK GARDENS MAY ALSO BE APPROPRIATE. A PEDESTRIAN PATH OR HARD LANDSCAPE MAY BE INCLUDED IN THE REMAINING 50%, BUT NOT WITH THE INTENT OF COMPRISING THE ENTIRE REMAINING 50%.
1.1.1.4	IT IS PREFERRED THAT ALL PLANTING BEDS ARE MULCHED WITH 75 MM DEPTH GROUND TREE MULCH OR EQUIVALENT TO LIMIT WEED GROWTH, AND REDUCE EVAPORATION. HOWEVER, ROCK PLANTING BEDS WILL ALSO BE ACCEPTED.
1.1.1.5	ALL CORNER LOTS, REGARDLESS OF LOT TYPE, SHALL INCORPORATE A MINIMUM OF FOUR (4) SHRUBS WITHIN THE FLANKING SIDE YARD.
1.1.1.6	ALL LOTS BACKING ONTO SCHONSEE WETLANDS SHALL INCORPORATE ONE (1) ADDITIONAL DECIDUOUS TREE (60 MM MINIMUM CALLIPER) OR ONE (1) CONIFEROUS TREE (2.5 M. MINIMUM HEIGHT) WITHIN THE REAR YARD NEAR THE REAR FENCE LINE.

TABLE 1: LANDSCAPING DESIGN REQUIREMENTS

HOUSING TYPE	FRONT YARD PLANTING REQUIREMENTS
1.1.2 SINGLE FAMILY HOUSING	<p>1.1.2.1 ONE (1) TREE (MIN. 40 MM CALLIPER FOR DECIDUOUS, 1.5 M HEIGHT FOR CONIFEROUS).</p> <p>1.1.2.2 MINIMUM OF EIGHT (8) SHRUBS (CONIFEROUS OR DECIDUOUS), # 4 CONTAINER SIZE.</p>

.1.1 FENCING

THE DEVELOPER STRONGLY ENCOURAGES ALL SHARED PROPERTY LINE FENCING BE AGREED UPON BY ALL PARTIES INVOLVED PRIOR TO CONSTRUCTION. THE DEVELOPER WILL NOT MEDIATE ANY FENCING DISPUTES THAT MAY ARISE BETWEEN HOMEOWNERS.

.1.2 REQUIREMENTS, TYPICAL LOTS

- MAINTENANCE OF ALL FENCING IS THE SOLE RESPONSIBILITY OF THE PURCHASER AND IT SHOULD BE NOTED THAT ALL FENCING IS BUILT WITHIN THE PRIVATE PROPERTY.
- FENCING FOR TYPICAL LOTS SHALL BE 1.5 M WOOD SCREEN FENCING ALONG THE REAR AND SIDE YARDS. FENCING HEIGHT MAY BE REDUCED TO 1.2 M ALONG THE LENGTH OF THE HOUSE STRUCTURE.

.1.3 RESTRICTIONS

- KIN AT SCHONSEE PROHIBITS ANY ALTERATION OF THE EXISTING REAR DEVELOPER FENCING.
- RESIDENTS ARE ALSO PROHIBITED FROM INSTALLING A REAR YARD GATE IN THEIR EXISTING DEVELOPER FENCING.

.1.4 REQUIREMENTS, AMENITY LOTS

FENCING FOR ALL LOTS BACKING ONTO THE SCHONSEE WETLANDS, NEIGHBORHOOD OPEN SPACES AND MAJOR WALKWAYS SHALL BE DESIGNED AS SHOWN IN FIGURE 3: FENCING PLAN. ON THE SIDE PROPERTY LINE, 1.2 M OR 1.5 M WOOD SCREEN FENCING IS REQUIRED ALONG THE LENGTH OF THE HOUSE UP TO THE END LIMIT OF THE REAR DECK. FURTHER BACK FROM THE REAR DECK, THE SIDE YARD FENCE SHALL BE 1.2 M CHAIN LINK FENCING, OR OPTIONAL DECORATIVE STEEL.

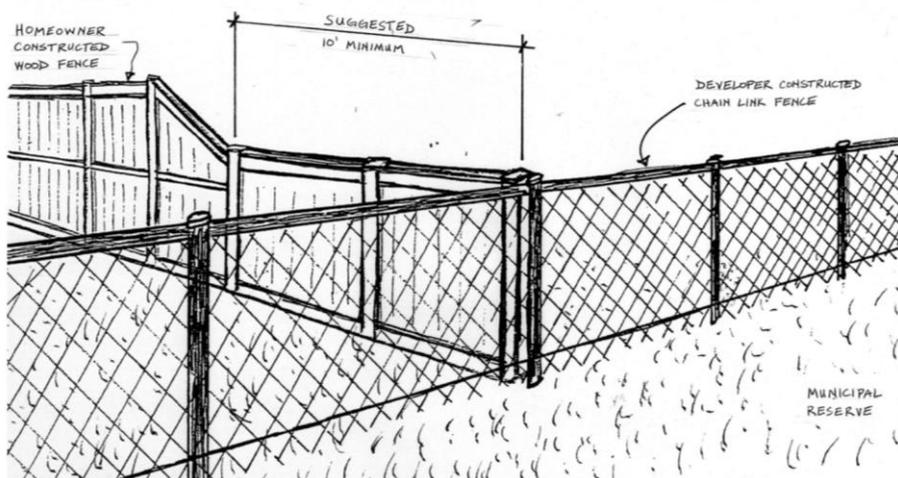


Figure 2: Fencing Plan – Schonsee Wetlands and lots backing onto walkway or open space.

IN ALL CASES WHERE A HOMEOWNER CONSTRUCTED FENCE ABUTS TO A DEVELOPER CONSTRUCTED FENCE, THE HOMEOWNER CONSTRUCTED FENCE HEIGHT IS ENCOURAGED TO MATCH THAT OF THE DEVELOPER FENCE WITHIN 10'.

■ PROCESS OF APPROVAL/HOME CONSTRUCTION

THE FOLLOWING PROCESS WILL BE FOLLOWED FOR SUBMISSIONS FOR ARCHITECTURAL APPROVAL IN KIN AT SCHONSEE:

.1 REVIEW

THE PURCHASER SHALL REVIEW ALL LOT INFORMATION, MARKETING MATERIAL AND THE GUIDELINES PRIOR TO CHOOSING A LOT.

.2 SUBMISSION PROCESS

ALL SUBMISSIONS FOR ARCHITECTURAL APPROVAL WILL BE SUBMITTED VIA EMAIL TO JESSE@JLDEVELOPMENTS.CA.

.3 PRELIMINARY APPROVAL

KIN AT SCHONSEE STRONGLY RECOMMENDS THAT PRELIMINARY APPROVAL SUBMISSIONS BE MADE FOR EACH LOT IN ORDER TO AVOID THE UNNECESSARY EXPENSE OF REVISING DRAWINGS AND/OR CLIENT DISAPPOINTMENT.

THE PURCHASER MUST SUBMIT THE FOLLOWING TO THE DEVELOPER FOR A PRELIMINARY REVIEW:

- FLOOR PLANS - SKETCHES OR EXISTING DRAWINGS THAT INCLUDE ALL EXTERIOR DIMENSIONS
- FRONT ELEVATION AND ALL EXPOSED ELEVATIONS - IN THE CASE OF CORNER LOTS OR LOTS EXPOSED TO OPEN SPACES
- MATERIALS AND COLOURS SELECTIONS, IF CUSTOMER PREFERENCE IS ALREADY KNOWN

THIS INFORMATION WILL BE REVIEWED AND RETURNED ALONG WITH DESIGN COMMENTS, SUGGESTED REVISIONS, MATERIAL AND COLOR COMMENTS AND SITING REQUIREMENTS.

THE PURCHASER IS TO FULLY REVIEW ALL PRELIMINARY INFORMATION SUPPLIED AND MAKE ALL NECESSARY CHANGES TO THE DRAWINGS AND FINAL SUBMISSION INFORMATION PRIOR TO PROCEEDING WITH FINAL APPROVAL.

_____ INITIAL

.4 SITE CHECK

THE PURCHASER IS RESPONSIBLE FOR CHECKING THE SITE ITSELF, LEGAL PLAN OF SURVEY, PLOT PLAN AND TITLE TO THE LANDS FOR LOCATIONS OF:

- LIGHT STANDARDS
- BUS ZONES
- FIRE HYDRANTS
- UTILITY RIGHT OF WAYS OR EASEMENTS FOR DRAINAGE
- CATCH BASINS
- TRANSFORMER BOXES OR UTILITY PULL BOXES
- RESTRICTIVE COVENANTS
- SUPER MAIL BOXES

OR OTHER ITEMS WHICH MAY AFFECT THE HOUSE DESIGN, IMPACT IT'S SITING OR THE SIZE OR LOCATION OF THE DRIVEWAY AND REPORT ALL PROBLEMS TO THE DEVELOPER IN WRITING.

.5 FINAL APPROVAL

THE PURCHASER SHALL SUBMIT ONLINE THE FOLLOWING TO THE DEVELOPER FOR FINAL APPROVAL:

PROFESSIONALLY DRAWN WORKING DRAWINGS IN PDF FORMAT:

- FLOOR PLANS
- FOUNDATION PLANS
- CROSS SECTIONS - COMPLETE WITH ALL DIMENSIONS FROM SUBFLOORS TO FOOTINGS AND SUBFLOORS TO FRONT AND REAR GRADES
- FOUR ELEVATIONS - COMPLETE WITH ALL EXTERIOR MATERIALS CLEARLY NOTED
- PLOT PLAN COMPLETE WITH PROPOSED GRADES
- FINAL APPROVAL FORM - COMPLETED WITH MATERIALS AND COLORS

NOTE: UPON RETURN OF "THE ARCHITECTURAL APPROVAL" THE PURCHASER IS RESPONSIBLE FOR CHECKING ALL INFORMATION INCLUDING THE APPROVED PLANS, PLOT PLANS, GRADES AND FINAL APPROVAL FORM AND CONTACTING THE DEVELOPER WITH ANY CONCERNS OR DISCREPANCIES.

.6 REVISIONS

THE PURCHASER SHALL CONTACT THE DEVELOPER AND OBTAIN WRITTEN APPROVAL FOR ANY REVISIONS TO THE ARCHITECTURAL APPROVAL BEFORE THE REVISIONS ARE APPLIED.

.7 BUILDING PERMIT

THE PURCHASER SHALL APPLY FOR A BUILDING PERMIT FROM THE APPROPRIATE AUTHORITY.

.8 SURVEYOR STAKEOUT

WHEN THE APPROVED PLANS ARE FINALIZED AND APPROVED BY THE DEVELOPER, THE PURCHASER MAY PRECEDE TO STAKEOUT THE PROPERTY.

.9 FINAL LOT INSPECTION

UPON COMPLETION OF THE HOUSE, THE BUILDER WILL SUBMIT AN APPROVED, STAMPED, GRADING CERTIFICATE FROM THE CITY OF EDMONTON TO THE DEVELOPER TO INITIATE A FINAL INSPECTION OF THE HOME. HOMES MUST BE FULLY COMPLETE WITH ALL SEASONAL WORK DONE AND DRIVEWAY INSTALLED.

.10 RETURN OF DEPOSITS

RETURN OF THE SECURITY DEPOSIT WILL BE RELEASED TO THE BUILDER ON THE LATTER OF SATISFACTORY COMPLETION OF THE HOUSE AS PER THE ARCHITECTURAL APPROVAL AND ACHIEVING FINANCIAL ACCEPTANCE CERTIFICATES FOR ALL MAJOR INFRASTRUCTURE. TO INITIATE AN ARCHITECTURAL INSPECTION AND RETURN OF THE DEPOSIT, THE FOLLOWING MUST BE COMPLETED:

.10.1 REQUIREMENTS

CONSTRUCTION COMPLETED, EXTERIOR AND LANDSCAPING COMPLETED IN ACCORDANCE WITH THESE GUIDELINES AND AS PER THE HOUSE PLAN APPROVAL

- LANDSCAPING COMPLETED AS PER THE LANDSCAPE PLANS APPROVED
- FINAL GRADING COMPLETED
- FINAL GRADING CERTIFICATES AND APPROVED GRADING INSPECTION REPORT
- WATER VALVE EXPOSED AND MARKED
- SIDEWALKS, STREET, GUTTER AND CURBS IN CLEAN CONDITION

ONCE THE FINAL INSPECTION IS COMPLETE, THE BUILDER WILL BE NOTIFIED OF ANY LANDSCAPING DEFICIENCIES AND WILL BE GIVEN A TIME FRAME IN WHICH TO CORRECT THE DEFICIENCIES.

UPON RECEIPT OF AN APPROVED FINAL INSPECTION, ALL BUILDERS/PROPERTY OWNERS MUST CONTACT THE DEVELOPER FOR RELEASE OF THE ARCHITECTURAL AND LANDSCAPING DEPOSIT.

■ DIRECTORY

THE FOLLOWING DIRECTORY IS FOR THE PURPOSES OF KIN AT SCHONSEE:

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