

Valley Ridge Estates

Architectural Guidelines

Phase 1 & 2



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GUIDELINE REQUIREMENTS ACKNOWLEDGEMENT FORM



DATE: _____

PURCHASER/ BUILDER: _____

TO: MALIBU COMMUNITIES
4836 51 ST .
RED DEER, ALBERTA
T4N 2A5
TEL: 403-340-4000
FAX: 1-866-316-9367
ATTENTION: ARCHITECTURAL DEPARTMENT

PLAN: _____ BLOCK: _____ LOT: _____

MUNICIPAL ADDRESS:

THIS IS TO VERIFY THAT I HAVE READ AND UNDERSTAND THE CONTENTS WITHIN THESE GUIDELINES FOR VALLEY RIDGE ESTATES. AS THE PURCHASER/ BUILDER I WILL ACT IN ACCORDANCE TO THESE GUIDELINES.

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.

(SIGNATURE OF PURCHASER/ BUILDER)

(WITNESS)

Valley Ridge Estates

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Architectural Guidelines

Dear Home Owner/ Builders:

These Guidelines are in place to provide homeowners and builders with assistance and direction in the selection of design features, finishes, colors, house placement and setbacks. This in turn will help create an integrated, harmonious community with a high level of quality.

All homes must comply with the latest versions of the Town of Blackfalds Bylaws. It is the Owner/ Builders responsibility to ensure that all information within these guidelines are current.

1.0 TOWN OF BLACKFALDS STANDARDS

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

1.1 Setbacks/Separation Space

Minimum setbacks for all side yards will conform to those established by the Town of Blackfalds Bylaw 1081/09.

R1-S and R1-M:

Minimum Front Yard : 6m (19.68 ft)

Minimum Side Yard: 1.5m (4.92 ft)

Minimum Rear Yard: 7.5m (24.61ft) with an attached garage;
10m (32.81 ft) without an attached garage.

The position of each home in relationship to its property lines and neighbors will create varied front yards and pleasing streetscapes. Each lots' access and views have been explored for the most advantageous placement of the home. The following setbacks are measured from the property line to the siding or exterior finish and not to foundation.

1.2 Siting and Site Coverage

The maximum site coverage is 50% for a R1-S (excluding the driveway) and 40% for a R1-M (excluding the driveway) as per the Town Bylaw 1081/09.

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) for an R1-S and an R1-M. The minimum roof pitch is 5:12 (2-Story) 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. Designers are to design appropriate house types to alleviate potential conflicts to surface drainage between adjoining lots, open spaces and the driveway slopes. Shut off water valves must be flush with the final grade. 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 include:

(Classic and Premium) Include:

- *Welcoming Verandas
- *Posts: Boxed /Tapered Posts
- *Stone/Brick coverage on front elevation
- *Window Grills
- *Batten Boards and Shutters
- *Gable Ends :
 - Vinyl Shake - Smart board Plywood- Decorative Trim
 - Corbels- Build Outs
- *Driveways- Broom or Brushed Concrete for Classic and Stamped Boards for Premium.

***SEE ARCHITECTURAL REFERENCE SHEET FOR DETAILS

2.2 (B) Exterior Finishes & Details

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, moldings, window boxes and window shutters, will be considered. Window elements and decorative panels will be considered a means of

Garages are to be located in accordance with the driveway plan (see attached map on page 8). They 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.

Architectural Guidelines

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 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%. Please refer to the Architectural Reference sheet for minimum finish requirements.

All R1-M lots are required to have a minimum two car garage. Driveways are to be in accordance with Driveway Plan.

3.0 LANDSCAPING

3.1 Front Yard Landscaping

All homeowners are encouraged to complete the installation of sod and additional landscaping, within 12 months of the completion of the home. 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. The landscaping grade plan must always slope away from the house and be integrated into the subdivision drainage system, and not drain into any portion of the 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, fencing is mandatory for lots backing onto lakes, parks and/or green space. 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.

Signs are only allowed to be placed on Lots in which you have Purchased.

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. Weekly inspections of the Lots will be carried out by Malibu Communities. Any builder found to be un-orderly will be contacted immediately and subject to fines.

4.4 Garbage

No garbage, rubbish or trash shall be kept upon any lot except in covered receptacles.

Any Builder and/ or owner found with garbage/ slumps or dumping of excess materials/ dirt in non designated areas will receive a written notice and be subject to fines as noted below.

If items noted in the written notice to the Builder have not been cleaned up within two weeks of written notice the Builder will be fined \$500.00 per offence.

4.5 Site Inspection

Each purchaser must inspect prior to commencing construction (at the time of permit availability), the condition of the local improvements completed by the developer. These improvements include such items as; curb & gutter, sidewalks, roadways, streetlights, fire hydrants, ect. Written notice of any damages must be noted on the First Lot inspection report at this time, otherwise the cost of repair will be the sole responsibility of the purchaser.

5.0 APPROVAL PROCESS

5.1 Initial Submission

In addition to the rules in these guidelines, all builders are responsible for ensuring that all homes meet the requirements of the Town of Blackfalds Land use Bylaw and Alberta Building Code.

The design review process is intended to work together with the builders to ensure a quick approval of submissions. If designs adhere to the approved building forms and incorporate the approved Architectural Coordinates, review of individual submissions will be prompt.

Prior to making application for building permits, the Builder shall submit in triplicate, the following information to Malibu Communities along with a security deposit as per Schedule B of the Purchase Agreement.

- Drawings of the house (plans, elevation sections at 1:50 or $\frac{1}{4}$ "=1'0")
- 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. 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.

Architectural Guidelines

5.1 Initial Submission cont.

The Builder is to pick up, from the Architectural committee, 2 copies of the approved plans and application and is to submit one copy of the approved home plan drawings to the Town of Innisfail for building permits.

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, Malibu Architectural Committee shall carry out a site review to confirm conformance to the Guidelines and the approval previously granted.

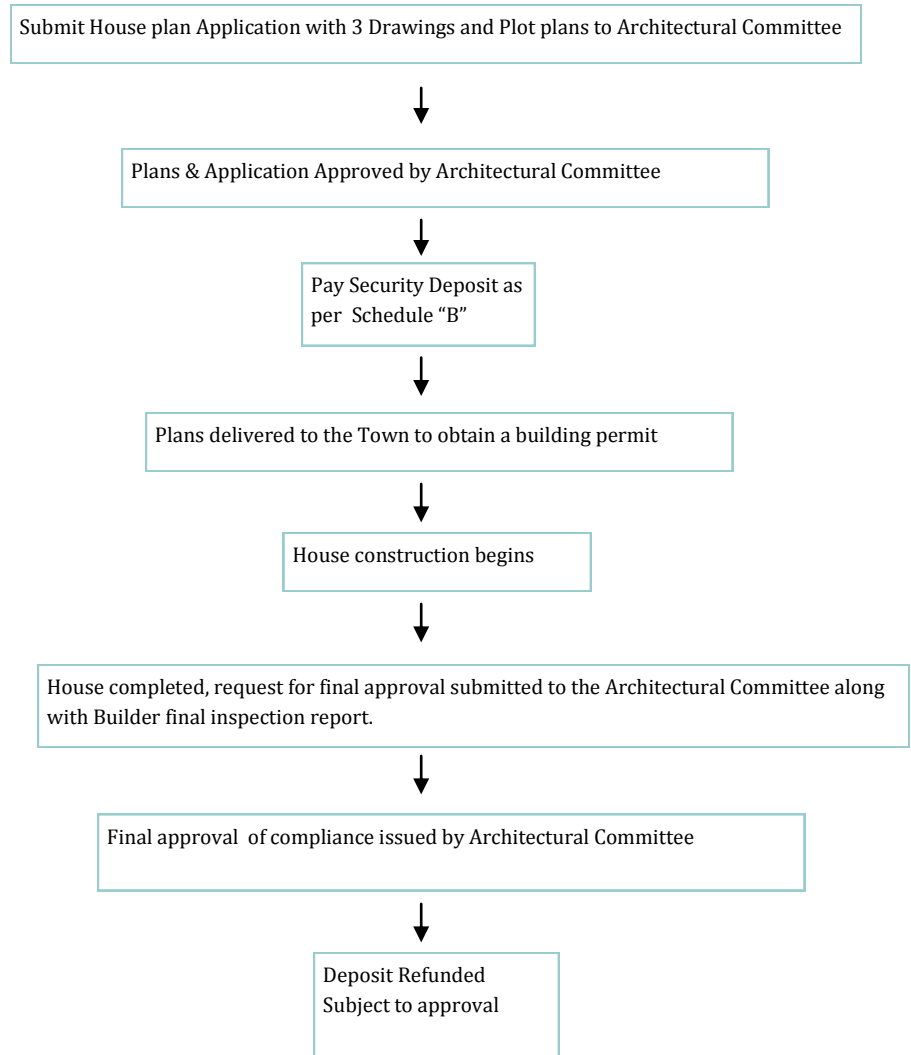
The final inspection and request for approval will form the basis of a recommendation to Malibu Communities regarding the refund of the security deposit.

5.4 Breach of Guidelines

In the event of any breach of any one or more of the above guidelines, terms and specifications, the developer, shall have the right but shall not be obligated, to enter upon any lot and abate and cure at the expense of the owner of the lot who is in such breach. The Owner shall pay the Developer forth with upon demand all cost incurred by the Developer. These costs may be collected by the Developer in a court of competent jurisdiction or deducted from the security deposit at the Developer's discretion.

*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.*

5.5 Steps for Guideline Approval





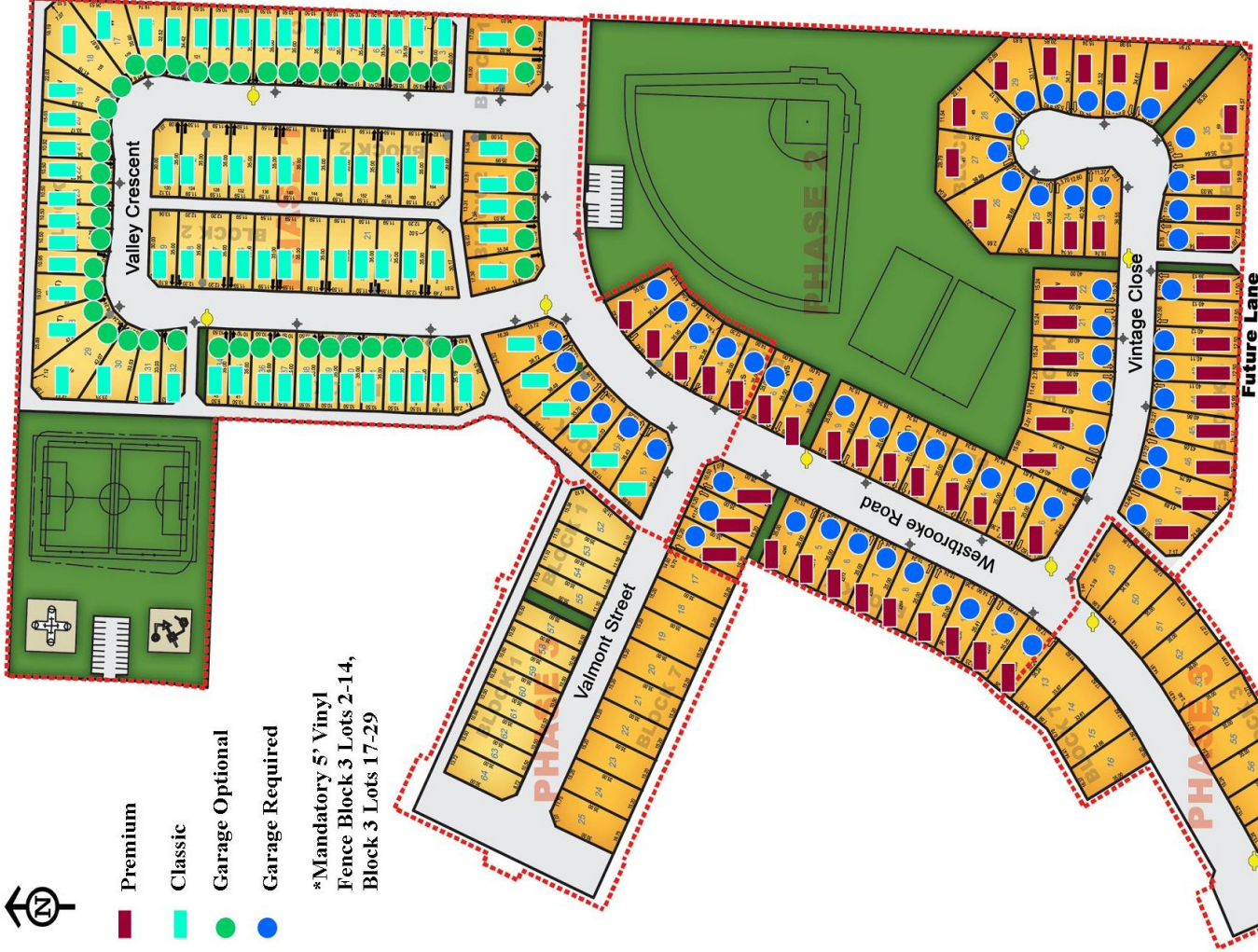
Premium

Classic

Garage Optional

Garage Required

*Mandatory 5' Vinyl Fence Block 3 Lots 2-14, Block 3 Lots 17-29

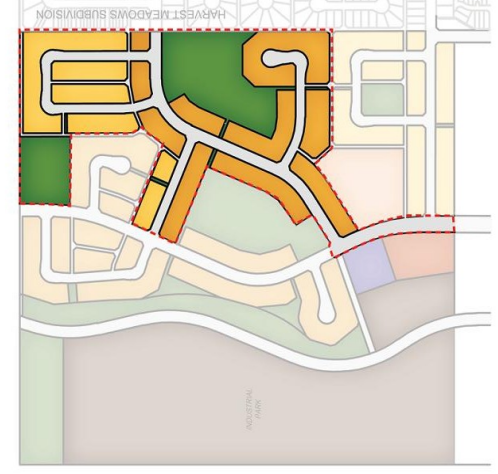


VALLEY RIDGE ESTATES

ARCHITECTURAL CLASSIFICATION

- Existing Development
- Single Family (R1-M)
- Single Family (R1-S)
- Multi Family (R3)
- Commercial (C3)
- Light Industrial (I3)
- Park Space (MR)
- Place of Worship/Social Care Facility (SC)
- W Walkout Lot
- WS Split Level Walkout Lot
- (T) Transition Lot

- Garage Locations
- Optional Garage Locations
- Phase Boundaries
- Street Lights
- Transformers
- Fire Hydrant
- Pedestal
- Street Address
- Lot Number
- Block Number



*Note: All street furnishings and light standard locations are tentative and subject to change.



Valley Ridge Estates



Malibu Communities®

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