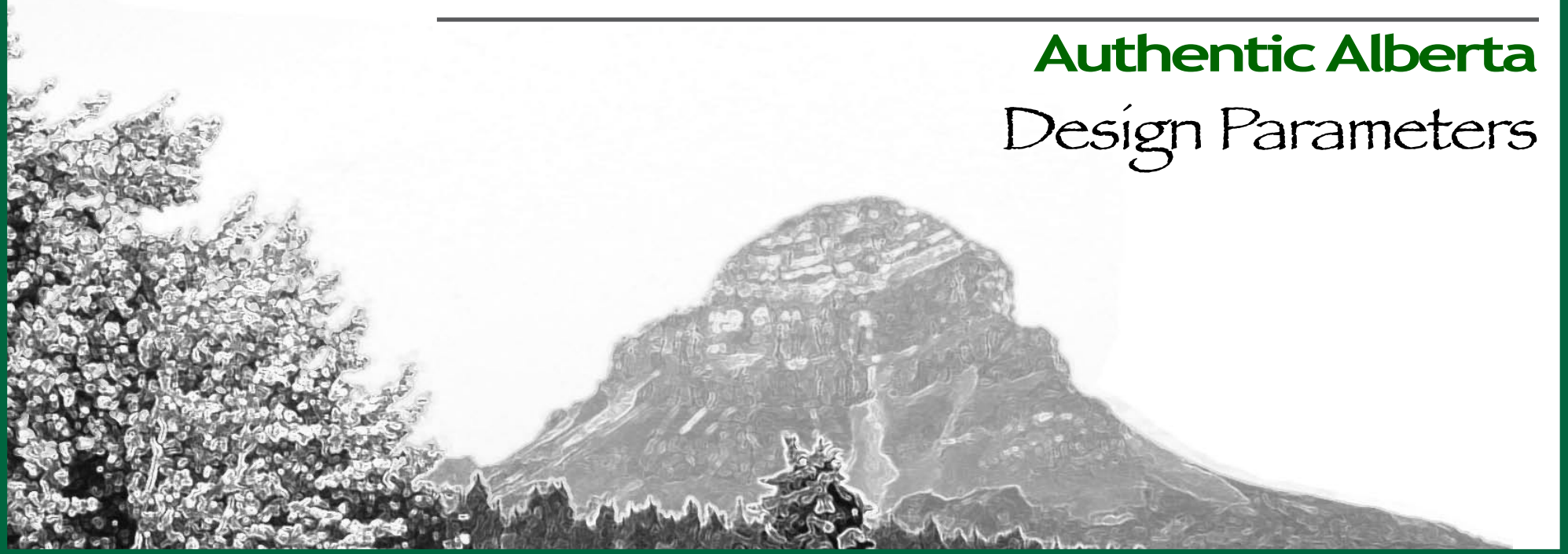


SOUTHMORE

Authentic Alberta

Design Parameters



1.0 Introduction

Southmore is a spectacular mountainside community. The wonder of its panoramic scenery and its warmth of its community setting provide for an exceptional quality of life.

The intent of these Design Parameters is to foster the development of a character for Southmore that encourages a range of variety and richness within a framework of unity and cohesiveness.

These Parameters are anchored in the Municipality of Crowsnest's established land use planning standards and its development directives.

Adherence to these Design Parameters will ensure your investment is protected and that Southmore becomes a pre-eminent community.

2.0 Design Parameters

These Parameters provide for an architectural style that is in sympathy with the surrounding natural landscape and contemporaneous with community.

These Parameters foster a sense of balance amongst the landscape, the building form and the communityscape.

Creating a sense of belonging within the grandeur and awe of the mountains is key to these Parameters.

This is encouraged through massing, form, scale, design and the judicious use of material and colour.

2.1 FireSmart

Examine the FireSmart principles found at www.srd.gov.ab.ca/wildfires/fbd/firesmart.cfm

Consider the FireSmart principles in all of your designs.

2.2 Lot Grading

Ensure your lot grading is consistent with the subdivision grading plan - provide an adequate drainage system.

Blend your retaining walls into the natural landscape - use native rock, timber or incorporate materials complimentary to the onsite building and provide plantings that are native to the region.

Keep your retaining walls under one meter in height and step construction to retain scale wherever practical.

Gain slope stability design advice from professionals.

2.3 Landscaping

Consider your landscape as an integral part of your building.

Provide a landscape plan for all front, side and rear yards

Focus upon the attributes of your lot, your building's characteristics and the landscape and building designs of adjoining properties.

2.4 Building Size

Consult the land use bylaw to establish your size parameters.

Through scale, establish a relationship, between your building, its lot and its neighbourhood, which creates a high quality environment.

2.5 Building Height

Seek a balance between optimizing your view opportunities and being respectful of your neighbours.

Consider scale and integration into the overall landscape.

2.6 Building Massing

Ensure an ease of transition from your structure to your neighbour's.

Coordinate your building's form, heights and exterior details with neighbouring buildings.

Avoid abrupt changes in the heights of eaves and fascias from your buildings to your neighbours.

Buildings with the same exterior designs need to be separated by at least two other buildings.

Buildings of the same predominant colour need to be separated by at least one different coloured building.

Striking contrasts between buildings sizes and shapes within a small area are not acceptable.

Provide enough variety to create interest with a balance of unity in form and theme.

2.7 Roof Shape and Character

Use slopes of 6/12 or greater on dominant roofs to gain a sense of the mountainside.

Use of porch and balcony roofs and dormers with slopes of less than 6/12 will be welcome.

In inconspicuous areas, use of lesser slopes for practical purposes will be permitted.

2.8 Windows and Doors

Consider the design of windows and doors as integral to your building's presence.

Symmetrically shaped circle, half circle, square or vertically rectangular windows are acceptable.

Consider snow and ice when locating doors.

Insulated metal doors are acceptable.

2.9 Foundations

Texture all exposed concrete; concrete walls more than one foot above grade are not acceptable.

2.10 Garages

While your garage may be prominent it cannot dominate the streetscape.

Use all design parameters when designing your garage.

2.11 Driveways

Consider curved driveways, where practical.

Provide a hard surface for your driveway.

2.12 Fencing

Preserve the open spaces of your lot.

Rear and side yards of your lot may be fenced.

Foster a sense of openness – use green chain link or split rail fences less than four feet high.

2.13 Colours and Finishes

Prominent to Southmore are its colours and finishes.

Colour your roof in IKO Dual Black, Riviera Red, or Forest Green or their equivalents (www.iko.com)

Cover your roof only in architectural grade, asphalt, masonry tile, or metal.

Choose colours sympathetic to the mountainside.

Select predominantly earth tones.

Embrace rich browns through to light aged wood grays through to forest greens and, on occasion, sky blue.

Clad walls with stained or weathered woods, coloured fiber cement lap siding, natural stone or stucco.

Use non-reflective surfaces.

Decline cultured stone and metal and vinyl sidings.

Be practical, garage doors may consist of wood, metal or man-made panels.

2.14 Exterior Lighting

Follow Dark Sky principles; visit www.darksky.org.

To enhance the natural night setting, use low intensity non-glare fixtures.

Decline uncovered or non-focused or non-downward lighting.

2.15 Satellite Dishes

Use discretion in placing dishes and colour them to blend or match their backdrop.

Use a maximum of two dishes of eighteen inches or less in diameter.

2.16 Address Identification

Locate building numbers by the access driveway for delivery and emergency purposes.

2.17 Garbage

Manage garbage to keep wildlife away; store all garbage inside.

2.18 Out Buildings

Coordinate the colours and finishes of all out buildings with the principal building.

3.0 Design Parameter Process

3.1 Preliminary Design Review

You are encouraged to submit a preliminary building and landscape sketch to the Southmore Corporation early in your design process to gain feedback as to its appropriateness relative to these Parameters.

Preliminary meetings to discuss your plans and the Parameters are always beneficial.

3.2 Design Approval

You are obligated to make application to the Southmore Corporation for Design Approval (the "Application") before submitting plans to the Municipality for a development permit.

A prerequisite to submitting an Application is your provision of the Security Deposit as set out in your Lot Purchase Agreement.

In order to assist you with your Application, the Southmore Corporation will provide the following information:

- property lines
- location of services
- existing grades at property corners
- lowest top of footing
- suggested finished grade
- sanitary sewer invert elevation
- required location of driveway

As part of the Application, you will need to provide:

- an application fee of \$500
- two copies of your building siting plan drawn at a 1:200 scale, which will identify the following:
 - finished grade elevations at midpoint of the site
 - property lines and building footprint
 - finished grade elevations at all building corners
 - main entry to the building
 - surface drainage pattern
 - top of footing elevations
 - elevation of basement and garage floor slabs
 - elevation of finished main floor
 - outside deck elevations
 - all exterior dimensions of the building, accessory buildings and garage
 - location of the building from all property lines
 - location and sizes of decks, patios stairs and ramps
 - slope of driveway

- two sets of complete construction drawings, including plan views, elevations and sections drawn at either 1:50 scale or 1/4" scale;
- two copies of a landscape plan showing the locations of proposed trees, shrubs, fencing and any ornamental feature;
- an exterior finish schedule listing the materials and colours on the elevations including siding, trim and corner boards, soffits, gutters, fascia boards, garage doors, roof, driveway and sidewalk.

The Southmore Corporation will review the application for adherence to the Parameters.

An approval, rejection or list of required amendments will be provided within 10 days of receipt of a fully complete Application. Revised Applications are subject to a fee of \$300

As well, at the time of Design Approval, you will need to execute an original application to certify that you have been provided with all requirements pertaining to your Design Approval.

The original application form, and one set of plans, will be kept by the Southmore Corporation for future reference. You can then submit a building permit application to the Municipality.

3.3 Pre-Construction Approval

Prior to proceeding with any work onsite you are required to arrange an initial lot inspection with the Southmore Corporation.

Any damage or deficiencies to subdivision improvements will be noted – you will not be held responsible for these items.

An initial lot inspection report will then be provided to you to give to your builder.

You will be responsible for the costs of repair work for damage not listed on the initial lot inspection report.

3.4 Unforeseen Variances and Discrepancies

If the site is different than anticipated by the design approvals, you are responsible for requesting new approvals from the Southmore Corporation prior to proceeding with any construction and may be subject to a revised application fee.

Site discrepancies are your responsibility.

You are responsible for lot remedial work required either before or after construction is complete.

3.5 Interim Building Review

The Southmore Corporation will carry out on-site inspections during construction to ensure compliance with approved plans.

Changes to approved designs must be made in writing and may be subject to a revised application fee.

Changes required by the Municipality must be submitted to the Southmore Corporation as well.

The Southmore Corporation may amend your approval to accommodate Municipal changes.

Changes without approval will result in a loss of a portion or all of your Security Deposit.

3.6 Final Building Approval

Upon building and landscaping completion, you will require a final inspection by the Southmore Corporation.

To gain approval you must make a request in writing and provide a \$500 approval administration fee.

An approval or a list of required amendments will be provided within ten working days of your written request.

With an approval your Security Deposit can be released.

With deficiencies, you will receive a list of the deficiencies to be completed before any portion of your Security Deposit may be released.

3.7 Parameter Modification

Your adherence to these Parameters is mandatory.

However, in the pursuit of a high standard of design and a pleasing variety of building styles, the Southmore Corporation may relax specific parameters to better achieve a quality aesthetic.

Notwithstanding any statement in this document, the Southmore Corporation reserves the right of final approval of the exterior design and colour and site works of all buildings and to exercise its discretion to alter these Parameters without notice.

4.0 Construction Procedures

The following instructions and regulations apply to all Purchasers of lots, their contractors, agents or anyone acting on your behalf.

4.1 Signage

Temporary and permanent signs require the Southmore Corporation's approval.

4.2 Appearance during Construction

Keep your lot clean and orderly during construction.

Unclean lots can be cleaned by Southmore with the cost of clean up deducted from your Security Deposit.

Trees, shrubbery, lawns, fencing and building or other site improvements shall not be allowed to deteriorate to the detriment of the subdivision.

4.3 Survey

You are responsible for the replacement of lost or damaged iron survey pins.

4.4 Surplus Excavation Material

Keep excavated materials within the confines of your lot.

Surplus materials cannot be placed within the subdivision.

Remove spilled materials from any area outside the confines of your lot.

4.5 Other Construction Waste

Use waste bins during construction. Recycling is encouraged.

Dispose of packaging and other waste materials from your construction site in a proper manner at an authorized landfill site.

4.6 Standard of Conduct

Take precautions to prevent damage to installed services.

Protect roadways, sidewalks, curbs and gutters.

Keep the road in front of your lot broom clean during construction.

Keep any catch basins in front of your lot clear of debris.

Remedial action can be taken by the Southmore Corporation with costs deducted from your Security Deposit.