



*Dive in.*

ARCHITECTURAL GUIDELINES

The Hamptons/Newport Series April 2011



No sale is to be presented as final to a prospective purchaser until the final approval of the plans, elevations, lot siting and color scheme has been given by Brookfield Residential responsible for such representations.

The information contained herein is intended as a guide. Neither Brookfield 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. Brookfield 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 Brookfield. Brookfield reserves the right to revise these guidelines without notice.



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Summerside represents the most extraordinary lifestyle community Brookfield Residential has ever introduced in greater Edmonton. An impressive distinction given Brookfield's 39 year legacy for developing the city's most extraordinary family communities which have earned the Company fourteen Awards of Excellence for Best Development.

Designed and master planned by a committed team of industry professionals, this incredible community offers a 32 acre recreational lake. Complementing the lake is the City's most impressive offering of lifestyle amenities that delivers to homeowners the highest standard of year round family enjoyment, fun and satisfaction.

A unique master plan ensures all aspects of the neighborhood's development from architectural styling to lifestyle preferences are addressed, and a unique community character established.

Brookfield's vision in Summerside is the creation of a spectacular lake community designed to enhance homeowner satisfaction through outdoor activities, healthier lifestyles and wholesome cultural and community interaction.

This is achieved by developing a superior living environment characterized by impressive streetscapes, spacious parks and natural areas, tree lined walking paths and bike paths, excellent sports facilities, playgrounds and a resident beach club with community center.

The vision is also reflected through innovative architectural guidelines which enhance the setting and spirit of Summerside with a seaside theme. Defined by steep roof pitches, graceful massing and elegant proportions, homes will be characterized by their unpretentious beauty. The architectural guidelines encapsulate the spirit and freedom of the Summerside Style to enhance the visual appeal of neighborhood streets and preserve the integrity of each new home investment.

The intent of these guidelines is to direct proportions, architectural elements and materials of the neighborhood to present an expression of harmony. The architectural theme will reflect the character and identity of the Summerside lifestyle. Through consistent home quality, exterior styling and massing these architectural guides enrich and preserve the character of the community while permitting individuals to express unique preferences and tastes in their new home.





## 2.1 Siting

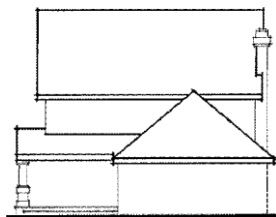
Siting should reflect careful consideration of lot characteristics, relationship and orientation. Building mass, siting and style may be adjusted on a lot to lot basis to enhance the streetscape. Setback may be increased accordingly. The minimum front yard setback is 5.6m.

## 2.2 Dwelling Unit Size

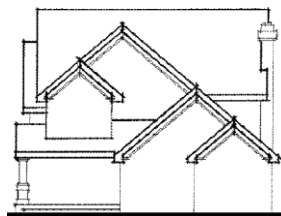
Houses are to have a consistency of apparent volume. As such, house widths and sizes must relate logically and proportionately to the lot and adjacent houses.

The second floor area should appear visibly smaller than the building footprint as viewed from the street and high visibility elevations.

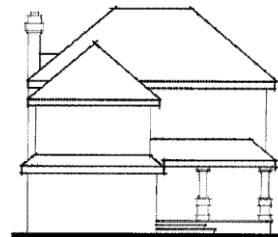
Elevation designs may achieve proportion with a combination of continuous roof lines, projections, dormers and styling appropriate to the Summerside style.



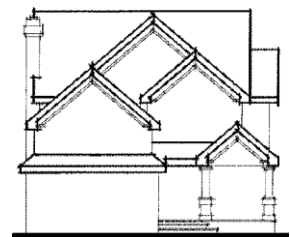
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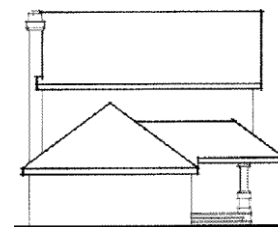
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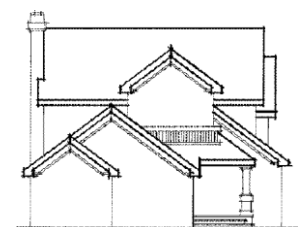
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Appropriate



Inappropriate



Appropriate

Street elevation and high visibility rear/sideelevations are subject to this requirement. Homes will be reviewed on their individual merits. Acceptability of such designs will rest solely with Brookfield.



## 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.



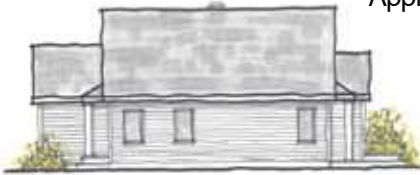
Inappropriate



Appropriate

Flanking side elevations must reflect **full** front elevation treatment.

Appropriate wall heights, window placement and detail treatments will be consistent with the front elevation.



Inappropriate



Appropriate



Appropriate

Inside corner lots may not require the same level of detailing.



Inappropriate



Appropriate



Inappropriate



Appropriate





## 2.4 Repetition

Similar elevations may not be repeated within two lots of each other or directly across the street. Repetitive use of elevations will be monitored to ensure interesting streetscapes. Modifications to elevation treatments may be required accordingly.

**XOJX**  
**OXA0**

## 2.5 High Visibility, Special Considerations

High visibility rear/side elevations require special design consideration.



Inappropriate



Appropriate



Appropriate

Elevations at these locations must avoid expanses of blank wall space, incorporate attention to detailing and present proportions consistent with the front elevations.



Inappropriate



Appropriate



Appropriate



These high visibility locations include homes abutting parks, lake and backing onto public spaces.



Inappropriate



Appropriate

Lots designated 'W' on the lot plan will require siting of a walkout basement model. These designs must present an integrated building form incorporating a combination of architectural measures to address proportion and towering appearance. Graduated roof lines, variation in wall planes, dormers and details of substantial proportions will be some of the architectural measures applied to these highly visible settings.

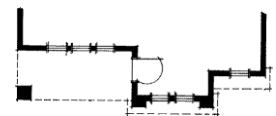
**All walkout models must be designed with substantial roof line at the first level (foundation).**



Inappropriate



Appropriate



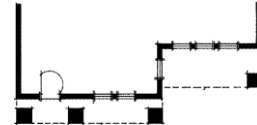




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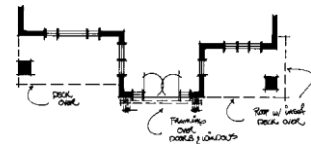
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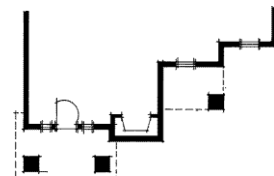
Appropriate



Inappropriate



Appropriate



## Rear Decks

The rear decks on high visibility elevations must incorporate standard column design at posts and appropriate railing design. The underside of all above grade decks must be appropriately finished or soffitted. Second floor decks must be setback from the deck beneath. The deck must be constructed concurrently with the home on walkout designs.



Inappropriate



Appropriate



## **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 steep slopes and contrast between lots. All plot plans and stakeouts must be done by the designated surveyor to provide consistency in establishing building elevation throughout the subdivision. An approved final grading certificate is a prerequisite for the final inspection and release of security deposit.

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

The profile of the Summerside Style is low and grounded. Entry step should be a maximum of three risers per set. Where the site conditions or design dictate more than three steps, the run must be split. Exception to this requirement may be granted in consideration of unique design and/or topography.

## **2.7 Retaining Walls**

Retaining walls are the responsibility of the property owner and must not compromise the grading design and drainage of the lot. Natural elements such as rock and wood are preferred for construction of retaining structures. Allan block can also be utilized and concrete is acceptable if appropriately finished to view. Retaining structures over 1.2 min height must be stepped to reduce the visual mass.



## 2.8 Driveways, Garages, Walkways

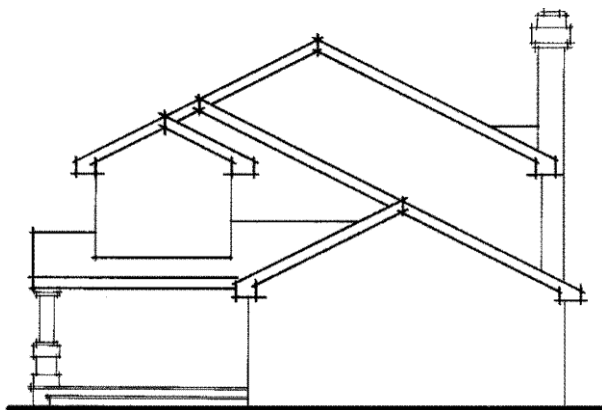
All homes must be provided with a double attached garage, constructed concurrently with the home and located in accordance with the garage location plan. front driveways and walkways may be constructed of the following materials:

- standard concrete
- stamped or colored concrete\*
- colored concrete pavers\*
- exposed aggregate or washed concrete\*

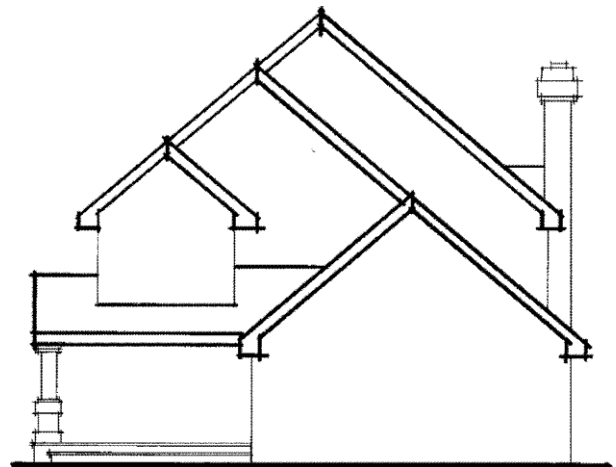
\*Lots with an oversized garage or side drive will require an upgraded driveway surface of exposed aggregate, brick pavers or stamped and colored concrete.

## 2.9 Roofs & Massing

Roof slopes will be a minimum of 8/12, including all garage roofs for the Seaside and Summerside French Country styles. A 7/12 slope may be considered on The Heritage and Contemporary Summerside styles. Secondary roofs may be exempt from this minimum requirement. Eave overhangs will be a maximum 1'4" with 8" fascia. Roof material may be an architectural asphalt, wood shakes, clay tiles or steel roofing in a shake profile. Manufacturer and color selections as per attached appendix A.



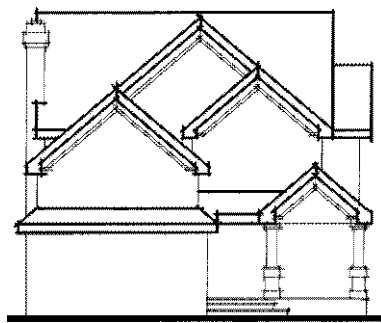
Inappropriate  
5:12 Pitch



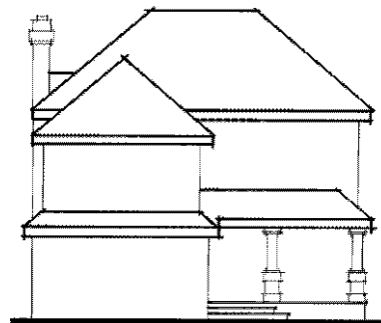
Appropriate  
8:12 Pitch



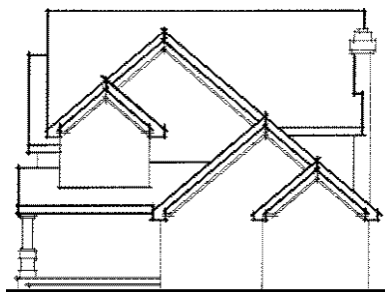
**An important component of the Summerside style is proportion. Transition from ground level is gradual and deliberate, stepping up to the steep and extended roof lines. All front elevations and high visibility elevations are to incorporate gable designs at the main or secondary roofs.**



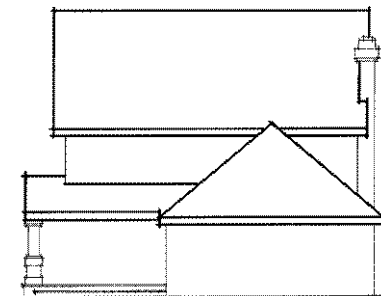
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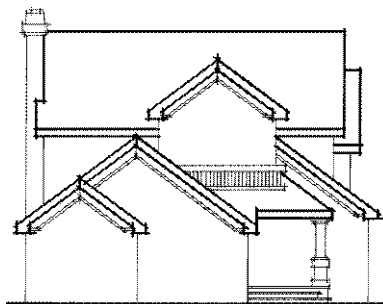
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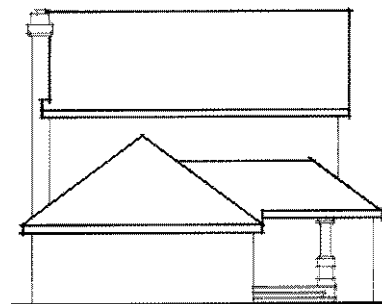
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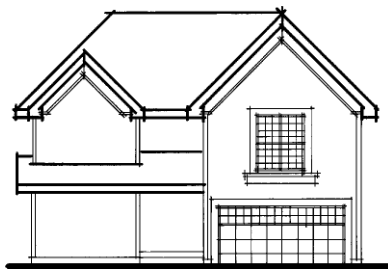
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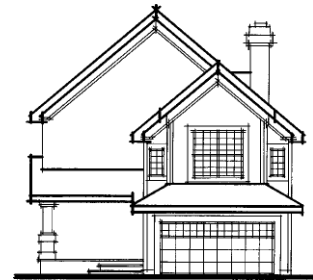
Homes incorporating a bonus room above the garage must be designed to absorb and minimize the mass of the second floor.



Inappropriate

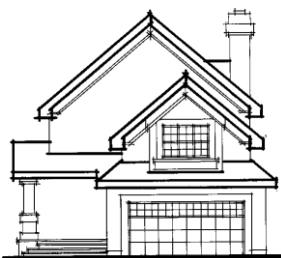


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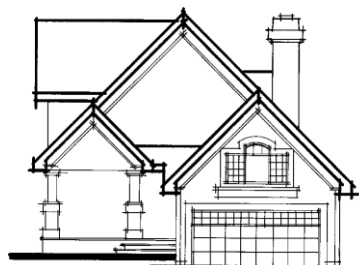


Inappropriate

This can be achieved by setting the walls in from the garage structure below creating roof mass at all sides or roof design with fascia height at the first level. The size of the bonus room is to be proportionate to the home.



Appropriate



Appropriate



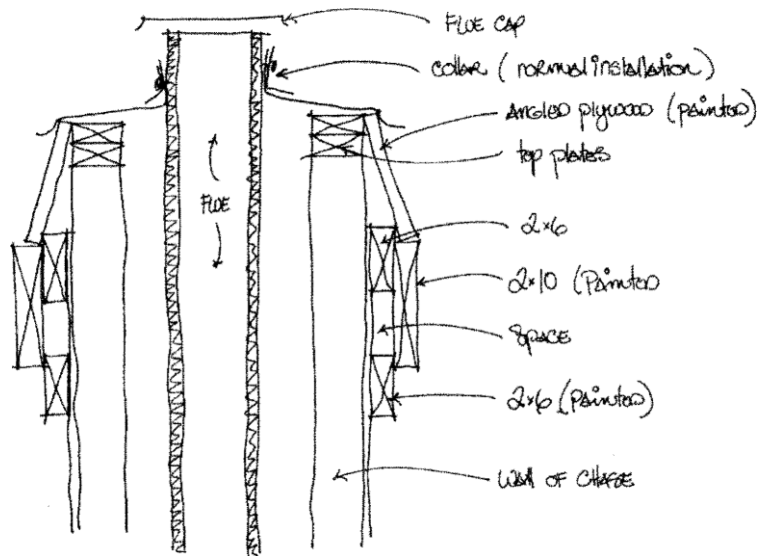
Appropriate





### Chimneys

All furnace and fireplace chimneys must be contained within a corbeled chase consistent with the subdivision standard.



Appropriate



Inappropriate



Appropriate



Inappropriate

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



## 2.10 Architectural Treatments and Entries

The spirit of Summerside will be embodied in the Seaside setting. Defined by steep roof pitches, graceful massing and elegant proportions, homes will be characterized by their simplicity. Inspired by Cape Cod, the Summerside style will also evoke the character of the seaside in the Heritage, the Contemporary, and the French Country styles.

Proportion is an important component of all Summerside styles. Transition from ground level is gradual and deliberate, stepping up to the steep and extended roof lines.



Seaside Streetscape



Summerside Contemporary

Summerside French Country

Summerside Heritage

### Summerside Seaside Style

The Seaside style is defined by steep roof pitches, graceful massing, elegant proportions and simplicity. Elements such as dormers, and decks can add considerably to the visual interest of the home, but they must be designed as integral parts of it and not add-ons. Roof pitches are 8/12 or greater. Front facing gables are clad in siding or shakes and defined by stepped shadow bands at the eaves. Entrances are covered at the first level or at a proportionate height. Windows have a vertical orientation and may include rectangular or elliptical transoms. Grills are installed in the entire pane or upper third. Heavy trim surrounds frame all openings and sill details are required. Columns are solid and substantial as per the Summerside spec. Stone and brick are applied in panel effect or as a substantial accent. Glazing in entrance and overhead doors is traditional in styling.



### Summerside contemporary Style

The contemporary style eschews much of the Summerside form and detail, borrowing simple elegant lines rather than the colliding geometric shapes characteristic of the post modern style. Roof may be moderate to high pitch, dominating the facade. A large number of windows will be vertical in orientation with square transoms and/or smaller square windows ganged together in interesting placements. Detailing is simple and definite rather than ornamental. Definition is often achieved by weight and difference in planes. Cut lines may also be used. Windows surrounds are required but sill details are not. Windows are defined by heavy mullions rather than grills. Entrance and overhead door glazing may also exclude grill pattern.



Gable ends must include stepped shadow bands. Entries are generally recessed and enclosed at the first level. Decorative columns will be simple round styling without a base or large (18") masonry columns. A variety of finish materials are suitable with smooth stucco being the most common. Shakes and siding may be appropriate in Hardi Plank only. Vinyl siding is not suited to this style. Brick in a tone on tone combination or terra cotta/ledgerstone in a dark contrast are well suited. Colors and finishes are natural and subtle, trim will be white. The flamboyant colors and bold detailing of the postmodern style are not appropriate.

### Summerside French Country Style

The French Country style includes all model types. The main roof is typically a hip with front facing gables. Narrow dormers and front facing gables are finished in the same material as the walls and add interest. Roof pitches are steep. Entrances are generally recessed and framed by a roof above. A pillared portico roof may also define the entry. Windows have a vertical orientation and may be ganged together. Bay and bow windows may be features with a curved roof. Both top and bottom sash may have a grid pattern of 4 to 10 panes per sash. Decorative moldings are typically installed at crown and sill of windows, and often combined with shutters.

The main body of the home is commonly clad in stucco and brick. Siding is not permitted. Stone tile in a panel effect may also be suitable. Characterized by a European flavor, a wide array of darker palettes with a contrasting white trim is appropriate. Pastel colors do not lend themselves to the stately styling. Brick or stone is applied in a panel effect rather than an accent.





### Summerside Heritage Style

The Heritage style includes all model types with an emphasis on grounded proportions where the eye is drawn to the street level. The main roof may be of moderate to high pitch in hip or front to back gable style. (side to side gable roofs may be 7/12 pitch, while front facing gables must be 8/12 or greater). front facing gables are clad in siding or shakes and defined by stepped shadow bands at the eaves. Gable braces are a common detail. Entrances are covered at a level that encloses and protects the space, at the first level or a proportionate height. The style, width and detailing of the entranceway creates a sense of arrival. Windows have a vertical orientation and may include rectangular or elliptical transoms. Grills are installed in the entire pane or upper third. Heavy wood surrounds frame all openings and sill details are required. Columns are solid and substantial. consistent with the Summerside spec. Stone and brick are applied in a panel effect only. Heritage style homes may be finished in smooth stucco, brick, stone, siding or shakes. A combination of finishes is commonly used. Trim and surrounds on stucco elevations must be painted or metal clad (not stucco clad). Glasslites in traditional styling may be included at the garage door. Entry doors are simple and often include square glass panes. Colors suited to the Heritage style include deep earth tones accented by contrasting white trims.

Note: Bungalow models will require a minimum roof pitch of 8/12

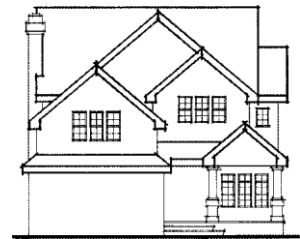


**The application of styles in Summerside must not be combined. Each home will draw details and characteristics from only one of the Summerside styles.**

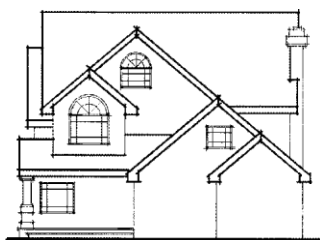
Windows must have a vertical orientation with more height than width. Windows of a minimum 2:3 proportion may be ganged and combined with decorative windows if appropriate to the elevation design.



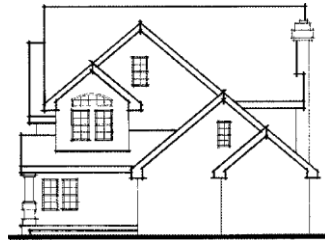
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Appropriate

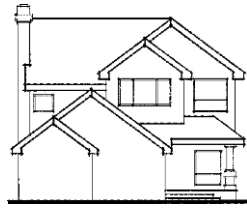


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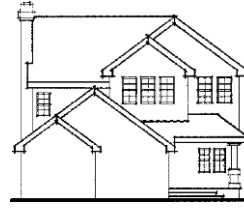


Appropriate

Wall openings should be of a number and size appropriate to the area of the wall surface. Transom windows are not restricted by the minimum 2:3 proportion.

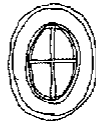
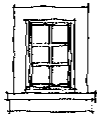
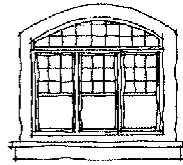
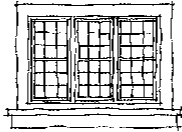


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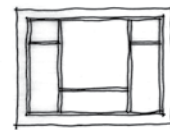


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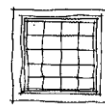
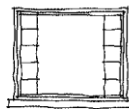
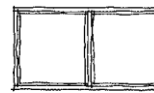
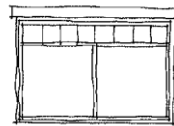
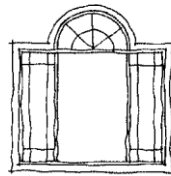
Window surrounds are required and sill details must be incorporated on all but the Contemporary Style



Appropriate,  
Seaside, French Country and Heritage



Appropriate. Contemporary



Inappropriate

Trim details and surrounds must be in a smooth painted or clad finish. Stucco clad details are not acceptable. Details and surrounds should be 8" or of appropriate scale, but not less than 6".



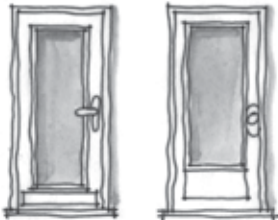


Appropriate entrance door

(Seaside, French Country, Heritage)



Appropriate entrance door (Contemporary)



Appropriate storm door designs

Entrance treatments must incorporate a covered entry enclosing the space at the first level or a height proportionate to the design. Full two story entries (as viewed from the street elevation) will not be permitted.



Inappropriate



Inappropriate



Inappropriate



Appropriate



Appropriate



Appropriate



Stepped shadow bands (minimum 2 x 8 and 2 x 4) are a requirement in all front elevation and high visibility gable ends. Louvers will be of a single style with trim, as illustrated.



## 2.11 Exterior Finishes

A wide range of cladding materials are permitted with application suitable to the Summerside styles (See individual style descriptions 2.10)

- Hardi Plank siding
- Vinyl Siding - Lap profile
- Brick and stone in stacked application.
- Stucco (permitted only with detailing consistent with the Summerside Style). Detailing and surrounds in a smooth clad finish or painted finish.
- Stonetile may be considered on individual basis

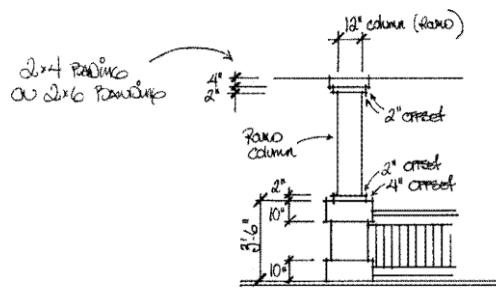
Stone or brick may be applied in a panel effect or as a substantial accent specific to style, as fireplace and chimney chase finish, and address feature. Stone or brick may also be applied to exposed concrete foundation. All trim and masonry details must be returned 24" around corners.





In keeping with the Summerside Style, a sense of restraint and simplicity are essential on all homes

All columns or posts are to be consistent in style with the subdivision specification.  
This requirement applies to front and high visibility elevations.  
See contemporary style outline for variation.



Dimensions may be adjusted proportionately.

column detail



Appropriate



Inappropriate



## 2.12 Colors

**A wide array of cladding colors are anticipated, from muted shades of taupe and grey to bold palettes of sea blue and earthy moss.** White fascia and trim is a requirement that will provide a crisp contrast on all homes.

All colors will be reviewed and approved on a lot by lot basis without repetition of cladding colors on adjacent lots. Notwithstanding the foregoing, the developer will not permit the predominance of one color within any portion of the neighborhood.

Use of a third accent color must be applied.

Stucco colors will be approved on the basis of their suitability to the style and depth of color. Light palettes will not be approved. Medium palettes will be reviewed on an individual basis.

Some stucco colors approved for the neighborhood are: Suede, Dark Shadow Grey, Dark Bristol Cream, Dark Slate, Dark Heritage Blue, Medium and Dark Taupe, Dark French Grey, Dark Mountain Mist. Medium Silverado, Dark Harvest Gold. All colors are Imasco, standard mix.

Bold and vibrant colors are encouraged. Overhead doors must be white.



## 2.13 Accessory Buildings

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



## 3.0 Landscaping

It is the responsibility of the homeowner to landscape the front yard. High visibility lots (those backing onto the lake and park amenities) must have the rear yard landscaped as well.

In the case of corner lots, the front yard shall include the flanking side yard to the sidewalk, curb or boulevard and to the front corner of the house or the rear corner of the house where not screened by fencing.

The minimum standard shall consist of sod, one tree and a prepared shrub bed containing at least eight shrubs. Deciduous trees shall be minimum 2 ½" caliper, coniferous trees (spruce/pine) a minimum 8' tall and shrubs shall be 18" to 24" in height or spread. Junipers and cedars are not considered trees for the purpose of these landscape requirements. A prepared bed is defined by edging.

The minimum standard for the rear yard of high visibility lots shall be sod and one tree of the minimum size standard.

Alternate materials to sod may be considered on an individual basis if it can be demonstrated that the alternate plan meets the objective of these guidelines to achieve greenery in all front yards within the neighborhood. The use of hard surface landscaping will therefore require the planting of additional shrubbery and/or trees to visually soften the hard surface and achieve greenery.

Hard surface landscaping will require a variety of rock sizes as well as variation in contours and materials for interest. Colored shale and white landscape rock will not be permitted.

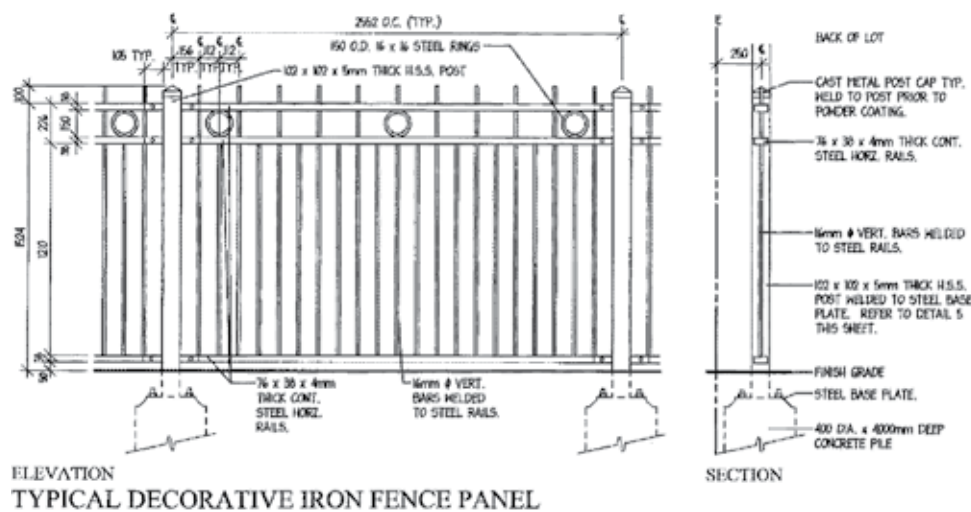
All landscaping must be completed in accordance with the requirements, within six months of completion of the house (subject to seasonal limitations). To ensure compliance with the landscaping requirements a \$1,500.00 security deposit must be paid by Purchaser, to be refunded by Builder, upon confirmation of satisfactory completion of the landscaping.



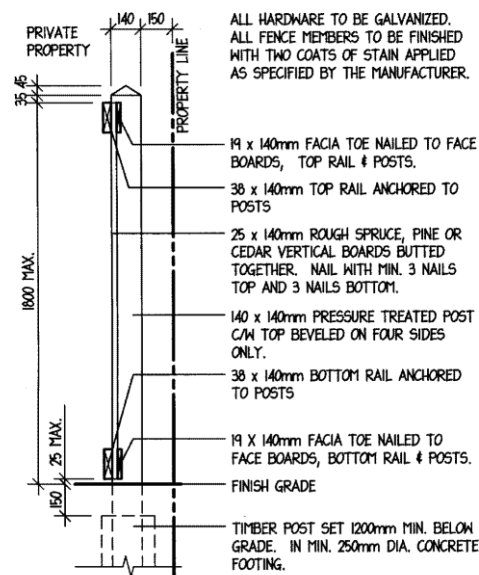


## 4.0 Fencing

All wood screen fencing should be consistent in design and color with the fencing style established for the subdivision. fencing at lake lots and lots backing onto public features will be restricted to wrought iron or coated chain link.



Color: Tiger Orylac RAL 5022, Night Blue, powder coating. (wrought iron and chain link)



Color: General Paint Woodcraft Solid Stain Heitage Blue Posts and Rails and Cape Cod Grey for Pickets





## 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 Brookfield lands is prohibited. **Particular attention must be paid to prohibiting debris from entering the recreational lake.**

## 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' or 3/16:1' 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) color or material samples as may be required
- g) signed declaration to 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.
- b) Final grading completed and landscaping completed satisfactorily
- c) Final grading certificate and approved grading inspection report from the City of Edmonton, Drainage Branch
- d) Water valve exposed and marked
- e) Sidewalks, street gutters and curbs in clean condition
- f) Written request to Mariah Consulting Limited, to perform the final inspection (must include grading certificate and City approval of same). **Request must be made by the Builder.** A copy of the final inspection report will then be forwarded to Brookfield for appropriate action.

## 8.0 Signage

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

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 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 TIA/EIA-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 structured wiring system, as approved by Brookfield, is a legal requirement under the purchase agreement and the house plan approval for this community. The exact requirements and standards of this condition are set out in Appendix "B" attached. 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 conditions 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.

Vehicular access to the rear yard (drive by) on all lots backing onto the lake or drypond will not be permitted.

Satellite dishes or antennas 24" or less in diameter may be discreetly installed. Satellite dishes or antennas larger than 24" must not be visible from the street or public adjacency. They must be screened from view.



## **Appendix A**

Approved roofing products and colors for Summerside:

\KO	Cambridge 30 Renaissance	Weatherwood, NW Driftwood, NW Harvard Slate Taupe Slate, Weather Slate, Grey Slate
BP	Harmony 30 Eclipse 30	Stonewood, Twilight Grey, Weathered Rock Stonewood, Twilight Grey, Weathered Rock
GAF/Elk	Timberline Prestique High Definition	Weatherwood, Slate
GAF/Elk	Timberline Natural Shadow	Charcoal. Weatherwood
GAF/Elk	Grand Sequoia	Slate, Weatherwood
Domain		Weatherwood
Decra Roofing	Shake Profile Shingle	Compatible colors reviewed on individual basis Fawn Grey, Slate
Concrete Tiles	Shake Profile	Compatible colors reviewed on individual basis
Wood Shakes		Natural or treated

Other roofing materials will be considered if it can be shown by the applicant that they are in keeping with the overall objectives of these guidelines.



## Newport Series Addendum - May 2014

### 2.1 Siting

The minimum front yard setback is 3.0 meters when a landscaped boulevard is provided between the curb and the sidewalk

### 2.3 Corner Lots

Corner lots are highlighted for exceptional treatment. The objective is for this elevation to reflect the same stylistic definition and thoughtful detailing associated with the front elevation:

- Appropriate massing, the upper floor should appear visibly smaller than the building footprint as viewed from both streets (see 2.2 Dwelling Unit Size and 2.9 Roofs and Massing)
- Substantial roof line between 1<sup>st</sup> and 2<sup>nd</sup> floor. This roof line must be supported by projections and intersect with same in order to appear intentional
- Relief in wall plane is required (jogs/box outs)
- Appropriate roof overhangs
- Number of openings suited to wall area (avoidance of blank wall space)
- Detailing consistent with the front elevation
- Window configuration and groupings consistent with front and styling

### 2.8 Driveways, Garages, Walkways

All lots will include a minimum 20 x 20 poured concrete parking pad provided concurrent with the house construction. The approach to the garage from the laneway must be paved with concrete or asphalt

Detached garages shall be consistent in style, finish and color with the design of the house. The roof should be a lane facing gable with pitch as high as permitted under the land use bylaw and in no case less than 6/12. Garages on corner lots must be located at the inside property line of the lot and include a window with appropriate trim and grills at the street side elevation.

The walkway to a residence from the public sidewalk or curb must be a minimum of poured concrete in broom finish, 2'6" in width. Individual patio blocks will not be permitted. Other materials permitted for sidewalks include stamped and colored concrete, colored concrete pavers and exposed aggregate concrete

## **2.2 Dwelling Unit Size**

In no case will a home be less than 26' wide at the front elevation. On lots with a 34' building pocket, the home will be no less than 30' wide at the front elevation

## **2.9 Roofs & Massing**

The main roof slope for a side facing gable may be 7/12 while a hip roof or front facing main gable must be minimum 8/12.

Roofs at detached garages should be gabled, at a height as high as permitted under the land use bylaw, and in no case less than 6/12

## **2.10 Architectural Treatments and Entries**

The Newport Series includes the Seaside and Summerside Heritage styles only

Front entry depth minimum 5'

Wooden verandas must be painted or stained in a finished state. The landing and treads at the veranda may be left in a natural state

## **2.11 Exterior Finishes**

Exteriors will be clad in James Hardie Lap Siding on Grande Boulevard lots west of 78<sup>th</sup> Street. Vinyl siding in Premium color selections may be used on lots east of 78<sup>th</sup> Street on Grande Boulevard.

Decorative shakes must be James Hardie in all cases (vinyl shakes are not permitted in the Newport Series)

Stucco will not be permitted

## **3.0 Landscaping.**

The minimum standard shall consist of sod, two trees, and a prepared shrub bed containing at least eight shrubs. Deciduous trees \*\* shall be a minimum of 2 ½" caliper, coniferous trees (spruce/pine) a minimum 8' tall and shrubs shall be 18" to 24" in height or spread. Junipers and cedars are not

considered trees for the purpose of these landscape requirements. A prepared bed is defined by edging.

Alternate materials to sod will not be considered on Summerside Grande Boulevard. Rock and bark mulch must be restricted to tree and shrub beds

**\*\*Trees planted by the Developer do not satisfy the requirement for landscaping. To facilitate the planting of two homeowner trees on each lot, the minimum caliper size may be reduced to 1 3/4" if fruit or flowering trees are planted. All other trees must meet the minimum requirement of 2 1/2". The homeowner must specify the size and species of fruit and flowering trees when requesting final inspection.**

## 6.0 Approval Process

All applications must include the following information:

- a) Complete application form
- b) One set of working drawings at 3/16" or 1/8" scale
- c) Two copies of final plot plan at 1:300 scale, prepared by Stantec
- d) Material and color samples as may be requested
- e) Brookfield Forms:
  - Lot Inspection Report
  - Housing Start Information
  - Acknowledgement of Structured Wiring
  - Residents Association Summary

Submissions should be made well in advance of the desired start date. The application will be processed in five working days. Based on the adherence to these guidelines the plan may be approved, approved with conditions, or rejected.

## Appendix B, Structured Wiring

Homes on Lots **LESS than 32 Feet in Width**, standard shall apply

## Newport Series Addendum – January 2015

### **9.0 Structured Wiring**

As of January 1, 2015 there are no structured wiring requirements. To reflect this Appendix B has been removed.

## Newport Series Addendum – July 2016

### 3.0 Landscaping

The minimum tree height for coniferous trees (spruce/pine) will now be 8.2' (2.5m).

On June 27, 2016, the City of Edmonton council passed a text amendment that modified the Landscaping Requirements for residential properties. Please note that the Landscaping Requirements listed in these Architectural Guidelines for "Lake Summerside" will count towards the new City of Edmonton requirements, however, depending on the size of your lot, you may have to provide additional trees and/or shrubs on your property to meet the City's requirements.

**It is the responsibility of the homeowner to ensure their landscaping complies with the City of Edmonton requirements.**

Current information regarding these requirements can be found on the City of Edmonton website [www.edmonton.ca](http://www.edmonton.ca)

Should you have additional questions, please contact the City of Edmonton directly by dialing 311 from the local calling area.

### 4.0 Fencing

Cloverdale Paint's WeatherOne Solid Hide Stain 'Heritage Blue' Posts and Rails and 'Cape Cod Grey' for Pickets may be used as an alternative to General Paint's Woodcraft Solid Stain.



## **Multi-Family Development Requirements**

*(To be referenced in conjunction with the complete Architectural Guidelines for Lake Summerside)*

### **AC Applications:**

All multi-family developments should be submitted to Brookfield Residential for Architectural Approval prior to development permit application with the City of Edmonton. Each project will be reviewed on an individual basis at the discretion of Brookfield's Architectural Control Department.

AC applications for fee simple street towns shall be submitted through Brookfield's online Lot Management System. This will include plot plans, floor plans, elevations and colour sheets. Coloured renderings may be requested on an as needed basis. Landscaping Plans will also be required if minimal sod and larger planting beds are used (see Landscaping Requirements).

AC applications for any condominium projects (townhomes or apartment-style) shall include the following sent by hard copy to Brookfield's office:

- Site Plan complete with dimensions
- Landscaping Plan (including any fencing and project sign details)
- Floor Plans complete with dimensions
- Elevations complete with all material/color specifications, building heights and any roof slopes identified
- Details of any accessory buildings including all material/color specifications (ie: garbage sheds, amenity buildings, etc.)
- Colored elevations/renderings including an overall streetscape view
- Material/Finish Board (as required)

### **Architectural Style/Overall Design:**

All multi-family projects in Lake Summerside should be designed to naturally blend in with the seaside theme of the community. Unless otherwise stated, the overall design should follow the architectural guidelines set forth for single family products in Lake Summerside. All designs must also adhere to the requirements of the chosen architectural style(s) for the community (Seaside, Contemporary, French Country and Heritage).

### **Repetition:**

Multi-family projects will be reviewed on an individual basis to avoid a dominance of one architectural style within the streetscape. Fee Simple street towns will be reviewed for repetition on neighbouring lots as set forth in the architectural guidelines for single family and Semi D product types.

### **High Visibility Considerations:**

Any building facades of multi-family projects that are facing streets or public spaces will require special design consideration. This includes, but is not limited to, changes in wall planes, varying rooflines, appropriate openings in relation to wall areas, avoidance of mirror imaging and exceptional detailing specific to the chosen architectural style.

**Landscaping Requirements:****Fee Simple Street Towns**

The minimum front yard landscape shall consist of the following: One deciduous tree 2" (50mm) caliper or larger per dwelling unit.

Tree species recommended: Crabapple Trees, Japanese Tree Lilac, Ussurian Pear, Amur Maple, Toba Hawthorn, Snowbird Hawthorn, Pincherry, Amur Cherry, and Snowy Mountain Ash.

If a coniferous tree is used instead, it must be 8.2' (2.5m) or higher at the time of planting.

Each dwelling unit shall have a minimum of 8 shrubs of any variety (at least 18" in height or width) in a planting bed defined by edging (landscaping vinyl, brick, concrete, wood landscape ties, etc.). Some examples of flowering shrubs are: Lilac, Viburnum, Hydrangea, Caragana, Spirea.

Brookfield Residential does not require middle units to have sod, but shall have one shrub for each 30 square feet of prepared planting bed.

A perennial flower bed can be used as well. These must be a minimum of 45 square feet and shall be defined by edging. 5 perennials can be substituted for the equivalent of one shrub.

End units shall have sod within their front yard and shall continue this treatment to wrap the side yard of the building to supplement the prepared planting beds.

An adequate variety of plants should be used in planting beds to achieve diversity and avoid large planting beds with an abundance of the same plant.

Should any planting beds be larger than 60 square feet, landscape plans must be submitted to Brookfield Residential for approval prior to construction.

Appropriate materials for planting beds include: Pine Mulch, Shredded Wood Chip Mulch, Small Bark Chip Mulch, Medium Bark Chip Mulch, Large Bark Chip Mulch and Rock Mulch up to a maximum 3" diameter.

**City of Edmonton Requirements**

On June 27, 2016, the City of Edmonton council passed a text amendment that modified the Landscaping Requirements for residential properties.

Please note that the Landscaping Requirements listed in these Architectural Guidelines for

"Lake Summerside" will count towards the new City of Edmonton requirements, however, depending on the size of your lot, you may have to provide additional trees and/or shrubs on your property to meet the City's requirements.

**It is the responsibility of the homeowner to ensure their landscaping complies with the City of Edmonton requirements.**

Current information regarding these requirements can be found on the City of Edmonton website [www.edmonton.ca](http://www.edmonton.ca)

Should you have additional questions, please contact the City of Edmonton directly by dialing 311 from the local calling area.

**Condominium Projects (Townhomes or Apartment-style)**

All street facing yards must consist of a mixture of planting beds and sod. Tree and Shrub counts shall meet or exceed the City of Edmonton minimum Landscaping Requirements.

Appropriate materials for planting beds include: Pine Mulch, Shredded Wood Chip Mulch, Small Bark Chip Mulch, Medium Bark Chip Mulch, Large Bark Chip Mulch and Rock Mulch up to a maximum 3" diameter.

Additional landscape screening is required when development is adjacent to single family dwelling units.

All deciduous trees must be 2" (50mm) caliper or larger at the time of planting.

All coniferous trees must be 8.2' (2.5m) or higher at the time of planting.

All shrubs must be a minimum 18" in height of width at the time of planting.

One parking island (min. 200 sq.ft.) is required for every 13 stalls in large open parking areas. Parking area landscape requirements shall consist of 1 tree for each 200 square feet of parking area islands and 1 shrub for each 100 square feet of parking area islands. All planting islands shall have a minimum 1 deciduous tree 2" (50mm) caliper or larger or a coniferous tree 8.2' (2.5m) height or higher.

**Fencing:**

Fencing must be in a consistent style and colour as the community fencing. Further specifications and details can be found in the architectural guidelines for Lake Summerside.

**Signage:**

Condominium projects must have site signage at the property entrance that is designed consistent with the overall building design.

**Returning Security Deposits:**

Once construction and landscaping is complete, please notify Brookfield's AC Department to request a final inspection. Once it has been determined that the construction meets the approved plans, security deposits will be returned to the builder.

Please note final inspections will only be completed during the "growing" season in Edmonton.

## Newport Series Addendum – April 2023

*(To be referenced in conjunction with the complete Architectural Guidelines for Lake Summerside)*

As of April 30, 2023, Summerside Residents Association has implemented a new set of requirements for Solar Panels.

### **Solar Panels**

Requirements:

- Solar panels may be installed provided the panel and frame colour blend with the shingle colour.
- Solar panels must be operational in a flat mount position.

Anything requested outside of these requirements will require Board approval.