

# SEVEN OAKS



*at Callaghan*

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## Architectural & Design Guidelines

### Stage 2



Builder  
August 2009

**CONTENTS:**

Section	Description
1.0	OBJECTIVE
2.0	ARCHITECTURAL THEME
3.0	STREETSCAPE
4.0	HOUSE SIZE
5.0	SITE PLANNING AND GRADING
6.0	GARAGE/DRIVEWAY
7.0	IDENTICAL ELEVATION
8.0	EXTERIOR COLORS
9.0	CORNER LOTS
10.0	WALKOUTS
10.1	High Visibility Lots
11.0	ROOFING
12.0	EXTERIOR FINISHES
12.1	Accessories
13.0	FENCING
13.1	Landscaping
13.2	Accessory Buildings
14.0	INTERPRETATIONS
15.0	SITING
15.1	Consultant
15.2	City Regulations
15.3	Grading
15.4	Plot Plans
16.0	SUBDIVISION APPEARANCE
16.1	Signage
16.2	Excavation Material
16.3	Clean Up
16.4	Construction Activity
17.0	APPROVAL PROCESS
18.0	DAMAGE DEPOSITS
18.1	Deposit Return Procedure

**DIRECTORY:**

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Engineers	Stantec Consulting	917-7000 (Fax 917-7289)	Wade Zwicker	10160 – 112 Street Edmonton, AB. T5K 2L6
Architectural Applications	Mariah Consulting	437-3443 (Fax 436-5920)	Laurie Lebirk	#210, 9038– 51 Avenue Edmonton, AB. T6E 5X4
Surveyor	Stantec Geomatics	917-7000 (Fax 917-7289)	Brent Rudko	700, 10160 - 112 Street Edmonton, AB. T5K 2L6
Solicitor	Oshry & Company	428-1731 (Fax 420-6290)	Karen Oshry	1004, 10104 – 103 Ave. Edmonton, AB. T5J 0H8
Geotechnical Consultants	J.R. Paine & Assoc.	489-0700 (Fax 489-0800)	Rick Evans	3051 Parsons Road Edmonton, AB. T6N1C8

## 1.0 OBJECTIVE

The primary objective of these architectural guidelines is to establish an image for the community. In this idyllic natural setting on the ravine, homes will be luxurious in their Old World Styling. Fine craftsmanship and rich timeless detailing will set the standard. The very highest standard of visual appeal and image will ensure compatibility among homes and integration of the community into the natural landscape. Outlining the opportunities and constraints of building, these guidelines will assist builders, designers and home buyers in achieving problem free construction.

## 2.0 ARCHITECTURAL THEME

The theme of this exceptional community is relaxed elegance. Individual preference and style will be expressed with the highest eminence of thoughtful and attentive detailing. Stonework, enclosed entries and an emphasis on distinction will establish the character of 7 Oaks. Solid, timeless and stately will describe the legacy of this neighborhood.



## 3.0 STREETSCAPE

Care must be taken to integrate the unique values of each home with special attention to the relationship with neighboring properties. The massing and size of each home must reflect appropriate scale within the streetscape and present the caliber of design appropriate to this community. Building massing, siting and style may be adjusted and/or alternate treatments requested to reinforce the streetscape. Entranceways will be covered at a level that encloses and protects the space, at the first level or a height proportionate to the design. The style, width, height and detailing of entranceways will together create a sense of arrival and direct the form of the buildings.

## 4.0 HOUSE SIZE

Houses are to have a consistency of mass and volume within the streetscape. As such, house widths and sizes must relate proportionately and logically to the lot width and neighboring houses.

The minimum house width at the front elevation (without offset of the garage) must be:

- 36' for lots with a building pocket of 36' to 40'
- 38' for lots with a building pocket of 42' to 50'
- 34' for lots with a building pocket of 34'

Homes incorporating a garage offset of more than 4' will be specifically reviewed for suitability. Homes will be reviewed on their individual merits of design, massing, proportion, and compatibility and, where the Architectural Consultant considers the plan to be exceptional, and, provided that the house conforms with the objectives and general trend of the neighborhood, exceptions may be considered.

## **5.0 SITE PLANNING AND GRADING**

Site planning and grading must accommodate the natural slope of the land with variations in grade absorbed within the building mass as much as possible. Lot grading must be in strict conformance with the approved grading plan for the subdivision. For Lots with a more dramatic change in terrain such as walk out basements lots, there may be a requirement for special terracing and/or retaining walls. The purchaser shall be responsible for the design and construction of such retaining structures and must ensure design grades and lot drainage are not compromised.

In addition to the critical grade control points at the corner pins of the lots, the grade elevations along the entire length of side property lines must also be considered.

Natural elements such as boulders are preferred for construction of all retaining walls. When retaining walls are required in the front yards they are to be constructed of material consistent with the home exterior. The use of wood or plain concrete will be permitted within the rear yard and the rear 50% of the side yards only. Retaining structures higher than **1m** must be stepped to reduce the visual mass.

Costs of obtaining proper grading and drainage are the responsibility of the Purchaser/Builder.

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

Front entry steps are to be a maximum of three risers per set. Where the grade calls for more than three risers, the run must be split. Exceptions to this requirement may be granted in consideration of unique design, topography and lateral bracing concerns.

Homes will be reviewed on their individual merits of design, massing, proportion and compatibility and, where the Architectural Consultant considers the plan to be exceptional, and, provided that the house conforms with the general trend of the neighborhood, exceptions may be considered.

## **6.0 GARAGE/DRIVEWAY**

Double attached, front drive garages are required, located in accordance with the street furniture plan. Triple garages are permitted in consideration of the massing guidelines. Side drive garages may be permitted in consideration of the following criteria:

- ❖ overall width
- ❖ massing
- ❖ turning radius
- ❖ grading
- ❖ compatibility
- ❖ obstruction / hindrance
- ❖ integrating landscaping between lots

Driveways and front walks shall be exposed aggregate, stamped and colored concrete or paver stones. The width of the driveway is not to exceed the width of the garage at the entry side. The size and configuration of the side driveways must be approved at time of application.

A maximum of 18” must be maintained between overhead garage door and the eave line. Where the height exceeds 18”, special detailing may be required. Gable ends will require appropriate detailing to soften the visual impact accordingly. Garage overhead doors will be suited to the styling of the home and painted to blend with the exterior and enhance the presentation. The use of custom overhead doors is encouraged to reinforce the styling.

Corners of overhead door must be straight or curved. Angled corners will not be permitted.

## **7.0 IDENTICAL ELEVATIONS**

Similar or approximately identical elevations must not be repeated within three lots or directly across the street (XOAX). To be considered different, an alternate elevation must reflect substantial modifications. Repetitive use of elevations will be monitored to ensure interesting streetscape.

## **8.0 EXTERIOR COLORS**

Wooden verandas must be painted or stained in a finished state. Color to match the wall cladding and/or trim.

A clear coat finish on cedar is also acceptable. The landing and treads at the veranda may be left in a natural state.

Colors will be approved on an individual basis. Colors will not be duplicated on adjacent lots. In keeping with the natural setting and caliber of the neighborhood, pastel colors will not be permitted. Darker color palettes will dominate the streetscapes. The Developer reserves the right to approve or disapprove any color scheme.

## 9.0 CORNER LOTS

Houses on corner lots require special design consideration. Flanking side elevations on corner lots must have full front elevation treatment, reflecting appropriate wall heights, window placement and detailing consistent with the front elevation.

Variation in wall plane is required on all models. Two story models also require substantial roof mass between floors, preferably achieved with the second floor set back from the main floor below.

All corner lots will be highlighted for exceptional treatment. Flanking side elevations on corner lots will require installation of an additional fifty square feet of brick or stone.

## 10.0 WALKOUT LOTS

The rear elevation of these homes will require special design consideration and must avoid large expanses of blank wall space as well as a three story towering appearance. The architectural devices that will best achieve the desired elevation are a combination of various wall planes, downhill sloping roofs in combination with dormers, decks and balconies. The distance from grade to the first substantial eave line shall not be more than 20'. Decks are to be constructed concurrently.

### 10.1 High Visibility Lots

High visibility rear elevations require special design consideration. These elevations must have openings of a number and size appropriate to the wall area, and incorporate separate rooflines and minimum overhangs all projections. Second floor cantilevers must be anchored by a roofline or appropriate treatment. The lots affected are those backing onto walkways.

## 11.0 ROOFING

To provide a unifying theme throughout the subdivision, the minimum roof pitch will be 6/12, with the exception of bungalows which will require a 7/12 or greater pitch to adjust massing.

Approved roof materials include:

- ❖ cedar shakes
- ❖ clay or concrete tiles (in muted earth tone colors only)
- ❖ Decra roofing in shake profile (in muted earth tone colors only)
- ❖ CertainTeed Landmark Plus asphalt shingles in colors, Heatherblend, Driftwood, and Moire Black
- ❖ CertainTeed Landmark Premium asphalt shingles in colors, Country Grey, Graphite and Hearthstone
- ❖ IKO Armourshake asphalt shingles in colors Weathered Stone, Chalet Wood and Shadow Black
- ❖ GAF/ELK Timberline Prestique 40 High Definition asphalt shingles in colors, Weathered Wood and Charcoal

Roof overhangs will be proportionate to the design with suitable overhangs incorporated at cantilevers, box-outs and bays. Fascia boards will be 8" minimum, however, a wider fascia, maximum of 10", is encouraged and may be requested to reinforce styling and detailing on some models.

Chimneys and flues must be contained within a corbelled chase, finished in a style consistent with the home design.



## **12.0 EXTERIOR FINISHES**

Front elevation designs will reflect architectural features and detailing consistent with the caliber of the neighborhood. Attention to details such as window and door surrounds, feature windows, shadow bands, roof elements, interesting variations in wall planes and the application of stone or brick will be required on all homes.

Brick or stone, a minimum of two hundred square feet, will be required in a panel effect at the front elevation. Brick applied as an accent will not be permitted. Brick and stone must be applied in a stacked application. Stone tile and fieldstone will be considered on an individual basis.

Flanking side elevations on corner lots will require installation of an additional fifty square feet of brick or stone.

If appropriate to the design, (ie Craftsman and Prairie) brick/stone may be substantially applied to no less than 80% of the wall height c/w soldier course or heavy trim at top to achieve the minimum requirement. ie. 8' wall height will require brick installation height of 6'5".

Approved exterior finish materials include stucco, brick/stone, vinyl siding in horizontal application and Hardiplank siding. Exterior treatment should be restricted to two dominant materials. Brick/stone and detailing elements must be returned 24" at side elevations.

Entranceways will be covered at the first level or a height proportionate to the design. Two story, pillared entries will not be permitted. Front entries must have double entrance doors and/or sidelights such that the visible entry width is at least six feet. Alternately, a full width veranda will satisfy this requirement.

Verandas and porches must be enclosed to grade and clad with brick, stone or paneling. Lattice will not be permitted. Risers must be closed back.

Where columns or posts are used on the front or highly visible elevations, they are to be of substantial form and solid in appearance. Columns and posts should include suitable step details at top and bottom.

Feature and transom window will be rectangular or elliptical shape. Half round and rake windows will not be permitted.

Homes will be reviewed on their individual merits of design, massing proportion and compatibility and, where the Architectural Consultant considers the plan to be exceptional, and, provided that the house conforms with the general trend of the neighborhood, exceptions may be considered.

### **12.1 ACCESSORIES**

Installation of a custom 'Seven Oaks' address plaque by Behrend's Bronze, is required on every home. Plaque details and order form are attached.

### **13.0 FENCING**

On lots backing onto the walkway, lots 72-75, in block 02, wood screen fencing may be installed at the side property lines, stepped down 10' before the rear property line to match the height of the steel fence installed.

On lot 76 the foregoing applies to the west property line shared with lot 75, while at the east property line shared with lot 77, a full height wood screen fence may be installed the full length.

Wood fencing is acceptable on all other lots and shall be consistent in design and color with the fencing style established for the community, an illustration of which is attached.

### **13.1 Landscaping**

It is the responsibility of the homeowner to landscape the front yard. In the case of corner lots, the front yard shall include the flanking side yard to the sidewalk, curb or boulevard and to the rear corner of the house.

The minimum standard shall consist of sod, one deciduous tree of 2 ½" caliper or one spruce/pine tree of 8' height and 100 square feet of shrubbery in a separate edged bed.

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 **\$2,500.00** landscaping deposit must be paid by the *Purchaser, to be refunded by the Builder*, upon confirmation of the satisfactory completion of the landscaping.

### **13.2 Accessory Buildings**

Where visible from a public adjacency (i.e. all high visibility lots and corner lots), accessory buildings must be consistent in style, finish and color, with the house. Roof style and materials are to match the materials used on the house.

## **14.0 INTERPRETATION**

The enforcement, administration and interpretation of these guidelines shall be at the discretion of MLC Group Inc. or its designated consultant. The unfettered application of these guidelines shall be without notice or precedent.

## **15.0 SITING**

### **15.1 Consultant**

Check with the Architectural Consultant for all applicable drawings, and any special conditions.

### **15.2 City Regulations**

Ensure that city regulations are met and note relevant plans regarding utilities and rights of way.

### **15.3 Grading**

Check Building Grade Plans and conform to them. Do not grade to existing vacant lots or unfinished lanes, but to elevations provided.

### **15.4 Plot Plans**

Plot plans must include the following:

- ❖ Scale 1:300 metric.
- ❖ North arrow.
- ❖ Municipal address.
- ❖ Legal description of property.
- ❖ All property lines, designated and dimensioned.
- ❖ Size and location of proposed building(s) dimensioned to property lines, existing building and other structures where applicable.
- ❖ All cantilevers (including floor, bay windows, fireplaces, eaves, etc.).
- ❖ Abutting streets, avenues, reserves, etc. Easements and utility right-of-way labeled and dimensioned, accurately figured, explicit and complete.
- ❖ Spot elevations around building and drainage directions.
- ❖ Dimensions from property line to sidewalk and face of curbs.

## **16.0 SUBDIVISION APPEARANCE**

### **16.1 Signage**

In order to maintain cohesiveness for signage within the subdivision, all signage will be supplied by the Developer, i.e. all model signs, directional signs and general information signs. The only signage to be supplied by the Builders Group will be on lots owned or sold by that Builder. Excessive abuse of signage, including sandwich boards may necessitate removal of ALL Builder's and Realtor's signs.

### **16.2 Excavation Material**

All 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.

### **16.3 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 recommended. Any general clean-up of the subdivision implemented by the Developer can and will be charged pro-rata to all builders.

### **16.4 Construction Activity**

Each Builder is responsible for inspecting the condition of curbs, sidewalks, street lights, services, etc. on his lot and must submit written notice of any damages to the Developer prior to commencing construction, otherwise costs for repairing any damages becomes the sole responsibility of the Purchaser.

### **17.0 APPROVAL PROCESS**

Prior to building the Builder inspects the lot and all services. All discrepancies or damage to be reported in writing with the application and copy forwarded to the Developer.

Before applying to the City for a development permit, the applicant shall submit plans for approval to MARIAH CONSULTING LTD. Application shall include the following:

- a) One complete set of house plans; ¼” or 3/16” to 1’ scale
- b) Two Copies of the Plot plan, prepared by Stantec Geomatics, showing lot house grades and drainage pattern, floor and garage elevations; and
- c) Completed application form.
- d) Material and color samples, as required.

MARIAH CONSULTING LTD. will review the plan and recommend approval, modification, or rejection of the application based on the adherence of the plans to these guidelines. Should disputes arise, the Developer shall make the final decision on the acceptability of plans. Once approved, MARIAH CONSULTING LTD. will send a copy of the application indicating any changes to the applicant. After approval, the plans may not be altered without prior approval of MARIAH CONSULTING LTD. MARIAH CONSULTING LTD. will keep an up-to-date record of plans showing house types, color, roof lines and grades, to advise the applicants of how their proposed house will best fit into the existing situation.

Approval of any and all house plans will be at the sole and unfettered discretion of the Vendor.

No stakeout will be granted until approved by MARIAH CONSULTING LTD.

## 18.0 **DAMAGE DEPOSIT**

A damage deposit in the amount of **\$5,000.00 (regardless of the number of lots)** is due prior to house plan and grade approval to cover:

1. Contravention of architectural objectives.
2. Possible damage to:
  - (a) Curb stop - water valve
  - (b) Sidewalks, curbs and gutters
  - (c) Driveway aprons and asphalt
  - (d) Boulevard landscaping and trees
  - (e) Rear gutters and walkways
  - (f) Light standards
  - (g) Fire hydrants
  - (h) Cathodic Protection points
  - (i) Grading and drainage swales
  - (j) Fencing

## 18.1 **Deposit Return Procedure**

1. Exterior completed in accordance with these guidelines and as approved by the architectural consultant.
2. Landscaping satisfactorily completed as per requirements.
3. Rough grading certificate & city approval of same, from the City of Edmonton Drainage Branch.
4. Water valve exposed and marked.
5. Sidewalks, street, lane, gutters and curbs cleaned.
6. Application made in writing to MARIAH CONSULTING LTD (form attached).

Upon completion of construction, site works and landscaping, a final inspection is done to ensure compliance with the architectural guidelines and to check for any damages to municipal improvements. The following items must be completed prior to a request for final inspection:

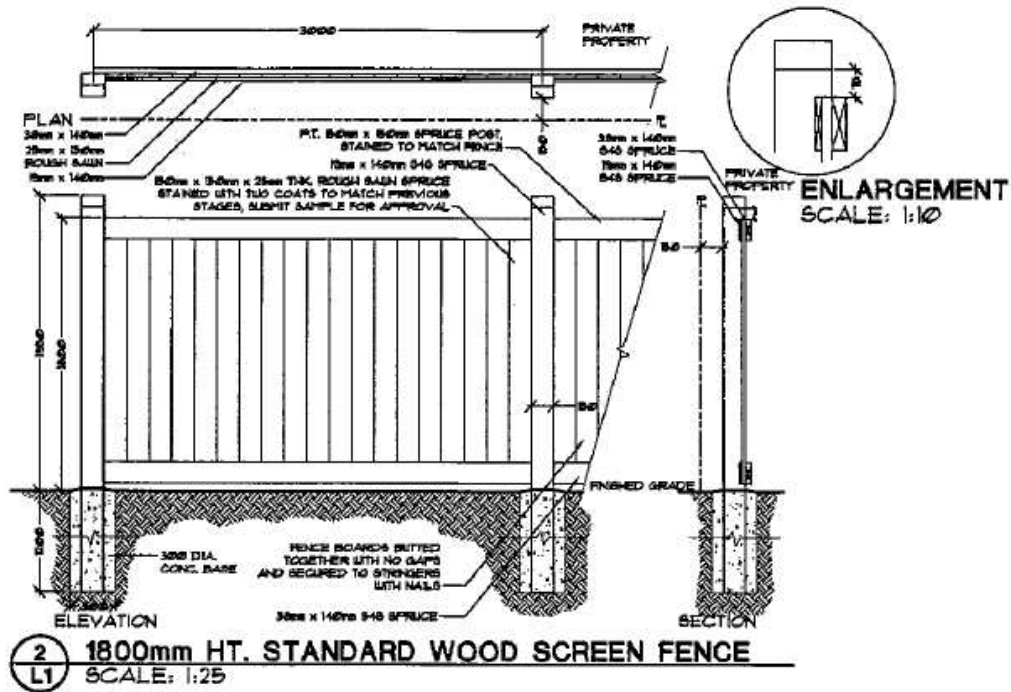
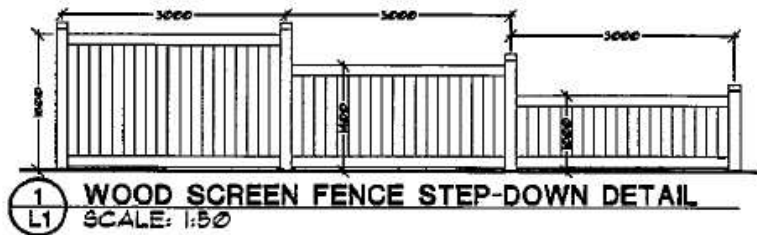
- Home constructed in compliance with the Guidelines and the approved plan
- Construction complete including seasonal work on exterior, site cleared of all debris, sidewalks and curbs cleaned, cc marked and exposed
- Landscaping completed in accordance with guideline requirements
- Grading certificate for rough grade is provided with City approval

**To initiate the final inspection, a request form accompanied by the approved grading certificate must be forwarded by the builder to Mariah Consulting Limited.**

**Schedule B**

**7 Oaks @ Callaghan - Standard Wood Screen Fence**

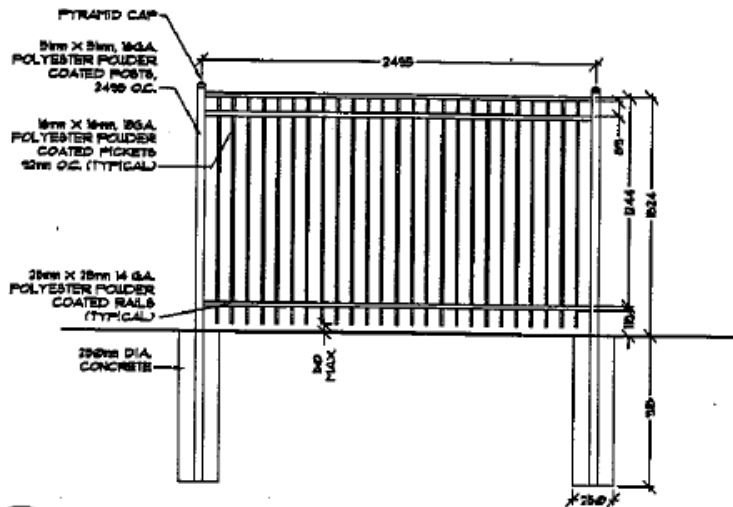
1. ALL TIMBER POSTS TO BE PRESSURE TREATED SPRUCE PAINTED WITH TWO COATS WOOD STAIN.
2. ALL LUMBER SHALL BE CLEAN, #1, CONSTRUCTION GRADE PINE, FIR OR SPRUCE MEMBERS, FINISHED AS PER THE DETAILS UNLESS OTHERWISE SPECIFIED.
3. ALL LUMBER SHALL BE STRAIGHT, SOUND AND FREE OF SPLINTS, WARPS, CRACKS, LARGE KNOTS AND OTHER DEFECTS.
4. ALL COLORS AND TYPE OF STAIN ARE AS PER THE DETAILS AND TO BE APPLIED AS PER MANUFACTURER'S SPECIFICATION AND ARE TO BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PROCEEDING.
5. ALL WOOD TO BE PRE-STAINED WITH "MONTEREY GREY" BY CLOVERDATE BOTH SIDES PRIOR TO INSTALLATION.
6. ALL DIMENSIONS ARE IN MILLIMETERS (mm) UNLESS OTHERWISE NOTED.
7. ENSURE THAT FRONT OF POST IS 1.5 METERS FROM GASLINE.
8. ALL WOOD SCREEN FENCES TO BE PLACED 150mm. INSIDE PRIVATE PROPERTY.
9. ALL HARDWARE TO BE GALVANIZED
10. PRESSURE TREATED POSTS TO BE TREATED WITH A SOLUTION OF PENTACHLOROPHENOL AND PETROLEUM TO CSA-080.
11. NAILS TO BE 89mm ARDOX COATED FOR STRINGERS TO POSTS AND 57mm ARDOX COATED FOR BOARDS (3 PER BOARD).
12. THIS DRAWING TO BE READ IN CONJUNCTION WITH THE WRITTEN SPECIFICATIONS, DRAWINGS, AND DETAILS FOR THE PROJECT.



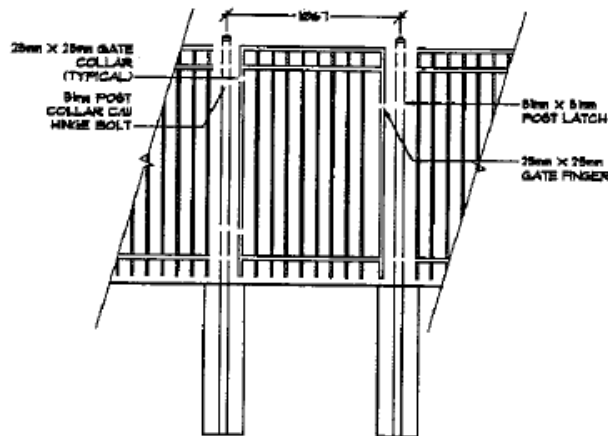
**Schedule B**

**7 Oaks @ Callaghan- Open Metal Fence Notes**

1. ALL METAL POSTS TO BE COLD FORMED STEEL TUBING, WITH INTERIOR AND EXTERIOR GALVALUME COATING, CHROMATE CONVERSION COATING, ELECTROSTATICALLY APPLIED THERMALLY BONDED AND POLYESTER POWDER COATING WITH A MINIMUM FILM THICKNESS OF 2.5MM.
2. ALL COLORS AND TYPE OF POWDER COATING ARE AS PER THE DETAILS AND TO BE APPLIED AS PER MANUFACTURER'S SPECIFICATION AND ARE TO BE SUBMITTED TO THE OWNER FOR APPROVAL PRIOR TO PROCEEDING.
3. ALL METAL TO BE BLACK POWDER COAT ALL SIDES PRIOR TO INSTALLATION.
4. ALL DIMENSIONS ARE IN MILLIMETERS (mm) UNLESS OTHERWISE NOTED.
5. ENSURE THAT FRONT OF POST IS 1.5 METERS FROM GAS LINE.
6. ALL OPEN METAL FENCE TO BE PLACED 15.0mm INSIDE PRIVATE PROPERTY, OR LINE UP WITH THE MIDDLE OF A PILLAR
7. ALL HARDWARE TO BE GALVANIZED.
8. THIS DRAWING TO BE READ IN CONJUNCTION WITH THE WRITTEN SPECIFICATIONS, DRAWINGS AND DETAILS FOR THE PROJECT.



**3** 1500mm HT. OPEN METAL FENCE  
**L1** SCALE: 1:25



**4** 1500mm HT. OPEN METAL FENCE GATE DETAIL  
**L1** SCALE: 1:25

# APPLICATION FOR HOUSE PLAN APPROVAL

In the Neighbourhood of

LOT \_\_\_\_\_ BLOCK \_\_\_\_\_ PLAN \_\_\_\_\_ STAGE \_\_\_\_\_  
 CIVIC ADDRESS \_\_\_\_\_

BUILDER \_\_\_\_\_ CONTACT \_\_\_\_\_  
 ADDRESS \_\_\_\_\_ POSTAL CODE \_\_\_\_\_  
 PHONE # \_\_\_\_\_ FAX # \_\_\_\_\_ JOB # \_\_\_\_\_  
 HOMEOWNER \_\_\_\_\_

House Type:  Bungalow  Bi-level  Split  1½ Storey  2 Storey      Roof Pitch \_\_\_\_\_  
 \_\_\_\_\_ sq. ft. Main Floor + \_\_\_\_\_ sq. ft. Second Floor = \_\_\_\_\_ sq. ft. TOTAL

	Material	Manufacturer	Color
Roof	_____	_____	_____
Wall Cladding	_____	_____	_____
Soffit/Fascia	_____	_____	_____
Eaves/Downspouts	_____	_____	_____
Trim -Windows/Doors	_____	_____	_____
-Louvers/Shutters	_____	_____	_____
-Shakes/Crezone	_____	_____	_____
Veranda	_____	_____	_____
Brick/Stone	_____	_____	_____
Window Sash/Grills	_____	_____	_____
Entry Door	_____	_____	_____
Garage Door	_____	_____	_____
Driveway/Walkway	_____	_____	_____

SITING AND GRADES IN ACCORDANCE WITH THE ATTACHED PLOT PLAN PREPARED BY THE DESIGNATED SURVEYOR. THE BUILDER IS RESPONSIBLE FOR MEETING THE REQUIRED ELEVATIONS AND ENSURING ACCEPTABLE DRAINAGE IN COMPLIANCE WITH THE APPROVED GRADING PLAN AND PLOT PLAN.

**Use of House Plan Approval**

The applicant acknowledges that the house plan approval is provided as a service and the Developer and Mariah Consulting Limited assume no responsibility for the accuracy of the information provided or for any losses or damages resulting from the use thereof. The Applicant further acknowledges that he will hold the Developer and Mariah Consulting Limited harmless from any action resulting from the use of this information.

Date \_\_\_\_\_, 200\_\_      Signature of Applicant \_\_\_\_\_

**MARIAH CONSULTING LIMITED**

#210, 9038 - 51 Avenue Edmonton, Alberta T6E 5X4 PHONE: (780) 437 - 3443 FAX: (780) 436 - 5920



**FINAL INSPECTION REQUEST  
 MARIAH CONSULTING LIMITED**

Lot \_\_\_\_\_ Block \_\_\_\_\_ Plan \_\_\_\_\_ Civic Address \_\_\_\_\_  
 Subdivision \_\_\_\_\_ Stage \_\_\_\_\_ Date of Request \_\_\_\_\_  
 Builder \_\_\_\_\_ Contact \_\_\_\_\_  
 Phone \_\_\_\_\_ Fax \_\_\_\_\_

Upon completion of construction, site works and if applicable, landscaping, a final inspection is done to ensure compliance with the architectural guidelines and to check for any damages to municipal improvements. The following items must be completed prior to a request for final inspection: **(Request must be made by or through the Builder)**

- ✓ Home constructed in compliance with the Architectural Guidelines and the approved plan.
- ✓ Construction complete, including seasonal work on exterior. Site cleared of all debris, sidewalks and curbs cleaned, cc exposed and marked.
- ✓ Landscaping complete in accordance with the minimum requirements as set out in the guidelines
- ✓ Grading Certificate is attached and City Approval of same.
  - Rough
  - Final
- ✓ Fencing completed if required.

**~ FOR USE BY CONSULTANT ONLY ~**

Grading \_\_\_\_\_ Architectural Guidelines \_\_\_\_\_ Landscaping \_\_\_\_\_ Damages \_\_\_\_\_

Comments/Deficiencies: \_\_\_\_\_ In Compliance: YES / NO

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Inspected by: Mariah Consulting Limited Date: \_\_\_\_\_

Reporting Date: \_\_\_\_\_ Reported to: Developer and Builder

Attachments: Yes \_\_\_\_\_ No \_\_\_\_\_

**Re-Inspection Request (when needed)**

Date: \_\_\_\_\_

We hereby confirm that **all** deficiencies have been rectified \_\_\_\_\_  
 Builder Signature

Re-Inspection Completed: \_\_\_\_\_

Comments: \_\_\_\_\_  
 \_\_\_\_\_

SEVEN OAKS  
*McCallaghan*



**MLC Group, Seven Oaks Address Plaque Order Form (2007)**

Cast Address Plaque Details

STYLE: 500  
 SIZE: Plaque Format: Determining (see drawings on the left)  
 MATERIAL: Aluminum  
 FINISH: Horizontal Brushed  
 BKGD#1: Flipped Smooth / Sandblasted / Painted Black 0020  
 BKGD#2: Inverted Smooth / Sandblasted / Painted Brass M700  
 PROCESS: Cast / Existing Base Pattern / Handset Numbers  
 MOUNT: Concealed / (w) Stainless Steel Pins  
 THICKNESS: 0.625" (see side profile to right)

FORMAT	H	W	DIGITS	BUILDER COST
Horizontal	7.75"	15"	3	\$289.00*

Note: Add Packaging cost of \$10.00 for Quad-line/Orders of less than 5 and \$10.00 thereafter.

\* + tax @ Shipping\*\*  
 \*\* Shipping or Plaque Pick-Up  
 The home builder can either pick up their plaque or have it delivered at the following cost.  
 Packaging cost per plaque if requested shipment.

*McCallaghan*

**INSTRUCTIONS**

Enter Address Digits in spaces provided.

Allow 3-4 weeks for delivery

ENTER PLAQUE DIGITS

**CUSTOMER INFORMATION**

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ Postal Code: \_\_\_\_\_  
 Pk.# 1: \_\_\_\_\_ Pk.# 2: \_\_\_\_\_  
 Signature: \_\_\_\_\_



2207 - 91 AVENUE  
 EDMONTON, ALBERTA, T6P 1L1  
 PH (780) 464-5177 FX (780) 467-6516