



# Citadel @ Magrath

## Architectural & Design Guidelines

### Stage 2 & 2A

Includes:

Lots 1 to 33, Block 1, Stage 2

Lots 1 to 33, Block 2, Stage 2

Lots 34 to 56, Block 2, Stage 2A

July 2005

**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
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:**

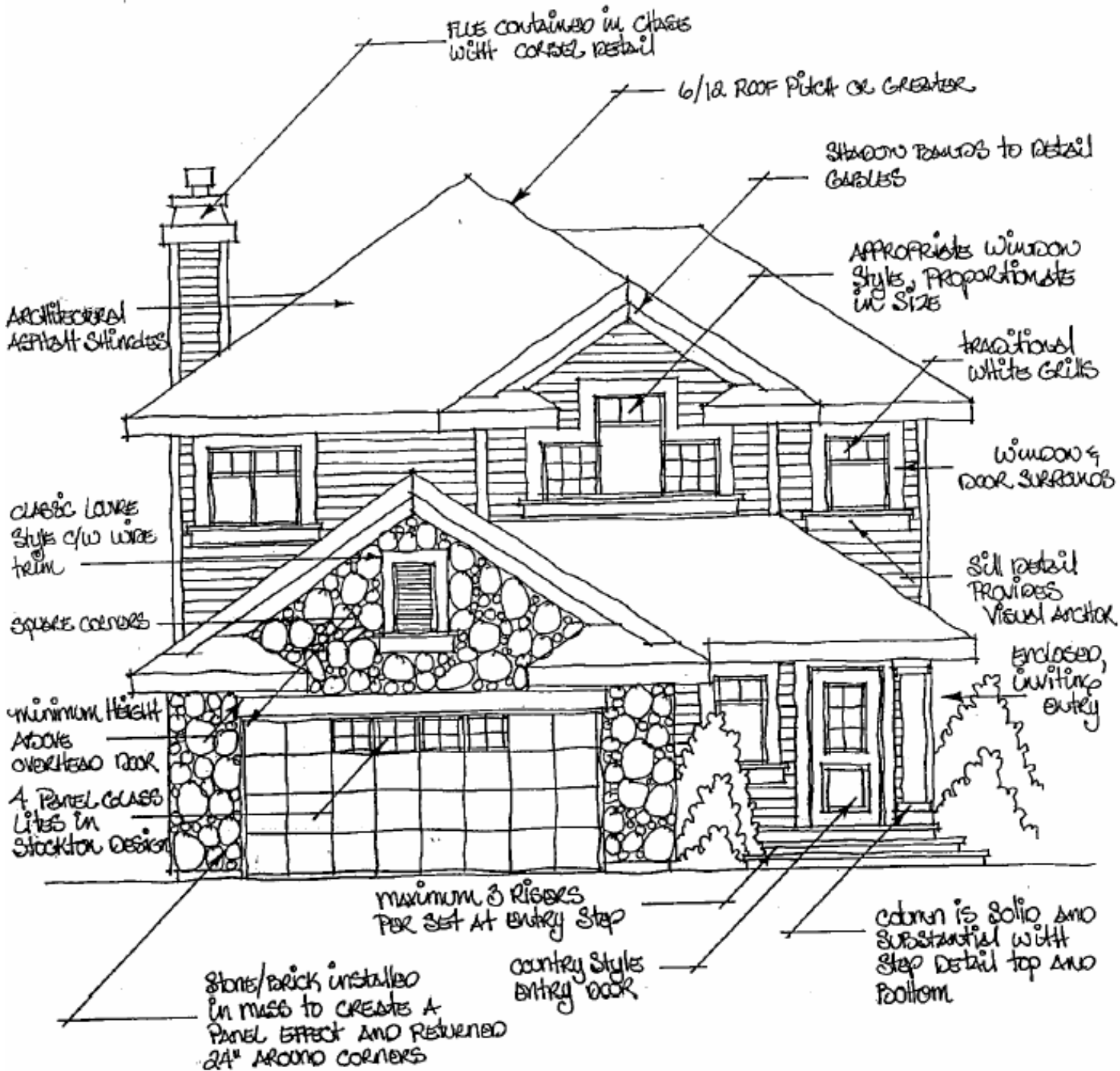
Developer	MLC Group Inc.	420-0044 (Fax 423-0044)	Dave McDougall 1000, 10104 103 Ave. Arlene Zingle Edmonton, AB. T5J
OH8			
Engineers	Stantec Consulting	917-7000 (Fax 917-7289)	Tom Baba #700,10160 – 112Street Edmonton, AB. T5K 2L6
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Surveyor	Stantec Geomatics	917-7000 (Fax 917-7289)	Brent Rudko 700, 10160 - 112 Street Edmonton, AB. T5K 2L6
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Geotechnical J.R. Paine & Assoc.  
Consultants

489-0700 (Fax 489-0800)

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3051 Parsons Road  
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## **1.0 OBJECTIVE**

The objective of these architectural guidelines is to ensure the very highest standard of visual appeal and image; ensuring 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 eclectic collection of homes will be classic in their Heritage styling. A pattern of coordinated components applied consistently in a diverse range of styles will establish the character of The Citadel at Magrath. These architectural elements - enclosed entries, stonework and the weight of substantial detailing, together achieve a grounded streetscape and homes that are comfortable and compatible in their proportions. Solid, timeless and stately will describe the legacy of this neighbourhood.

## **3.0 STREETSCAPE**

Care must be taken to integrate the unique values of each home with special attention to the relationship with neighboring properties. Relative massing, siting and style will be of utmost importance in assuring each home compliments its' neighbor and the subdivision. 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 both the front and rear elevations must be 34' for all lots.

Homes incorporating a garage offset of more than 2' 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 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.

All retaining walls are the responsibility of the purchaser. Retaining walls cannot be specified as a necessity for a lot until detailed house plans and grades are determined. The exact height and extent of such retaining structures may in fact not be determined until the home is constructed.

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 sideyards only. Retaining structures higher than 3' must be stepped to reduce the visual mass.

Costs of obtaining proper grading are the responsibility of the Builder / Owner.

Rainwater Leaders are required to direct roof water away from the house. Leaders must be installed so that water is not directed to adjacent lots but flows wither to the front or rear as recommended on the lot grading plan.

The following information must be verified by the Builder with the governing authority:

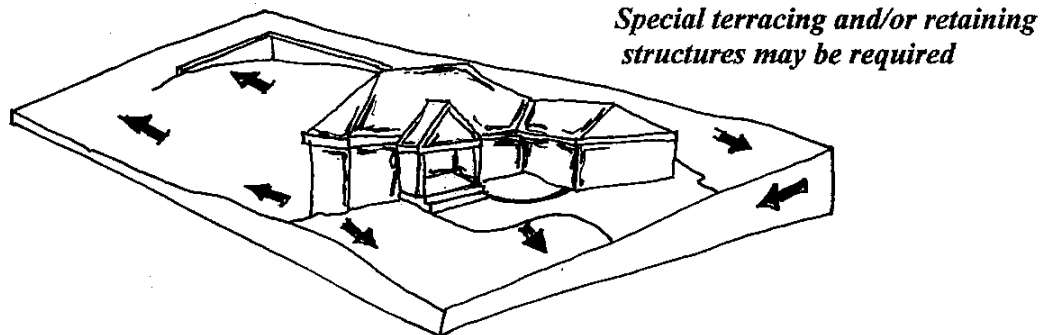
Foundation drain only connected to service on Lots:

*1 thru 33, Block 1 and Lots 1 thru 56, Block 2*

Foundation drain and roof leaders connected to service on Lots:

*1 thru 8, 11 & 12, Block 1 and Lots 34 thru 46, Block 2*

*Walk out basement, split drainage with cross fall*



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. If there are more than three risers per set, the step will be a minimum 4' wide with appropriate railing style.

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 and must be located in accordance with the garage location plan. Driveways and front walks must be poured concrete at minimum.

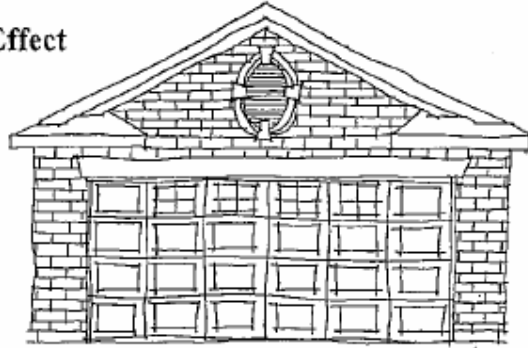
Driveway is not to exceed the width of the garage to the garage front where the width may then flare to include a walkway to the front and / or rear yard. A wider driveway may be considered if it can be demonstrated that it does not compromise drainage nor detract from the streetscape and landscaping standards.

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 door will

be painted to match the cladding or when the garage front is brick or stone, the overhead door may be the same color as the fascia / trim.

The use of glass panels in overhead doors is encouraged as illustrated. The application of this feature is not a requirement, but when glass is utilized, the style must be as shown. Sunburst or other patterns will not be permitted.

### **Brick Applied in Panel Effect**



### **4 Panel Glass Lites in Stockton Design.**

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 (X0AX). 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**

Colors will be approved on an individual basis. Colors will not be duplicated on adjacent lots. The use of a third accent color is strongly encouraged. In keeping with the character of the neighborhood and in consideration of blended streetscapes, pastel colors are not permitted. Darker color palettes will dominate the streetscapes. White and lighter cladding colors may be used moderately in combination with darker palettes in contrast.

### **9.0 CORNER LOTS**

Houses on corner lots require special design consideration. Flanking side elevation will have suitable front elevation treatment with principal roof planes sloping toward view. All models will be considered for corner lots based on their unique suitability to these locations. Variation in wall planes is required. Two story models must incorporate substantial roof line between floors, appropriate wall heights, window placement and detailing consistent with the front elevation styling.

All corner lots on the collector road will be highlighted for exceptional treatment.

## **10.0 WALKOUT LOTS**

The rear elevation of these homes 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 eave line should not be more than 20'. Decks are to be constructed concurrently.

In addition these homes will incorporate contrasting trim surrounds at all opening on the rear elevation, main and second levels. Such surrounds shall be optional at the foundation level.

### **10.1 High Visibility Lots**

High visibility rear elevations require special design consideration. These elevations must have openings of a number and size that is suited to the wall area, and incorporate detailing consistent with the front elevation and overall design. The lots affected in Stage 1 will be those backing onto the park site and 142<sup>nd</sup> Street. (Also see 10.0 for high visibility walkout lots.)

## **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 pitch to adjust massing. In consideration of overall massing and style, some secondary roofs may not be subject to this minimum requirement.

The roofing materials / colors may be selected from the following:

IKO, Cambridge Series 30, in Weatherwood or Dual Black

BP, Harmony Series 30, in Stonewood or Shadow Black

GAF, Timberline 30, in Weatherwood or Charcoal Blend

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 as a solution to detailing on some models.

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

## **12.0 EXTERIOR FINISHES**

To achieve the standard and caliber of visual appeal, a requirement for architectural detailing and continuity will apply to all homes.

Brick or stone, a minimum of one hundred and twenty five square feet, will be required in a panel effect at the front elevation. For example, if brick is applied at the garage front, it must extend the height of the garage including above the overhead door to create a panel effect. Brick applied as an accent will not be permitted.

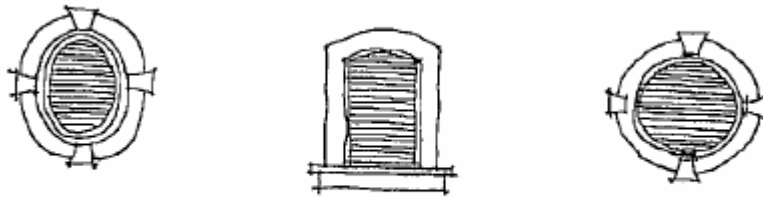
If appropriate to the design, (ie Craftsman and Prairie) brick / stone may be substantially applied to no less than 75% of the wall height c/w soldier course or heavy trim at top to achieve the minimum requirement. ie. 8' wall height will require brick installation height of 6'.

The use of window and door surrounds will be a feature on all homes. Trim will be a minimum 6".

The application of a variety of cladding materials including stucco and siding will be permitted.

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 grand but somewhat overwhelming two story pillared entries will be discouraged. Wooden verandas and porches must be skirted to grade with closed risers.

Louvres and trim details must be consistent with the Heritage styling. (See illustrations)



**Appropriate Louvre Styles**

Acceptable cladding materials include:

- double 4 beveled Lap or cove vinyl siding in horizontal application
- brick, stone or shale in stacked application
- cedar siding in horizontal application of profile suited to design
- hardboard siding, prefinished (long life)
- Fieldstone and Stone Tile will be considered on an individual basis

All trim details and masonry details must be returned two feet at side elevations.

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.

Window grill patterns will be consistent with the Heritage character. (See Illustration)



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.

### **13.0 FENCING**

Fencing shall be consistent in design and color with the fencing style established for the subdivision, a copy 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 a separate, edged shrub bed of fifty square feet.

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 \$2,000.00 security 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**

The side wall elevations of all ancillary buildings and garden sheds shall not extend higher than adjacent fencing. Where visible from a public adjacency (i.e. all perimeter 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 roof of 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 structure 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 subtrades 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 of 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 stake-out will be granted until approved by MARIAH CONSULTING LTD.

### **18.0 DAMAGE DEPOSIT**

A damage deposit of Letter of Credit 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

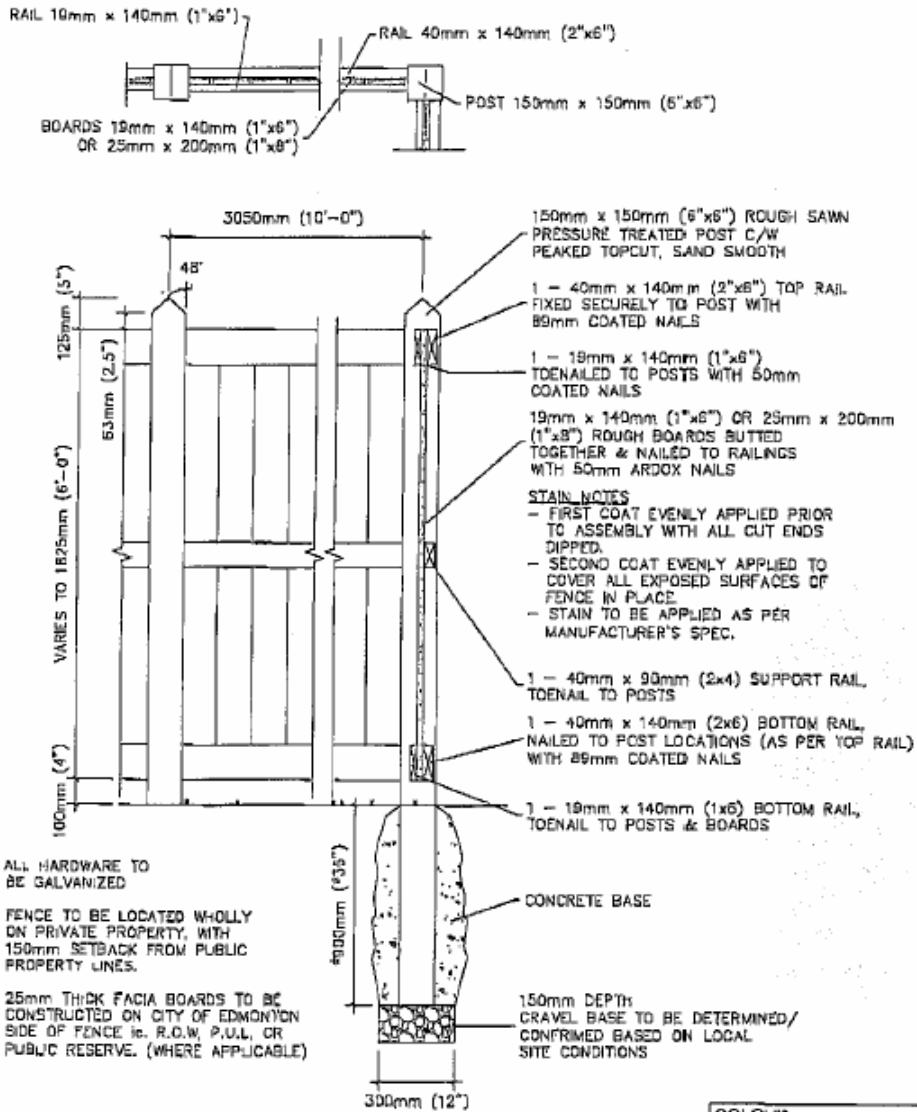
#### **18.1 Deposit Return Procedure**

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.**



**COLOUR**  
 NOTES: STAIN COLOUR TO BE DEEP CHARCOAL. AVAILABLE AT CLOVERDALE PAINTS. MATCH COLOUR OF EXISTING 1425L FENCE

	<p>TITLE:</p> <h1 style="text-align: center;">THE CITADEL <i>at</i> Magrath</h1> <h2 style="text-align: center;">STANDARD WOOD SCREEN FENCE DETAIL</h2>	
DRAWN BY: A.M.T	DATE: DEC .22.04	SCALE: 1:25
PROJECT: 1511.11		

# 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 \_\_\_ Bilevel \_\_\_ Split \_\_\_ 1 1/2 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	_____	_____	_____
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 \_\_\_\_\_, 2002 Signature of Applicant \_\_\_\_\_

**MARIAH CONSULTING LIMITED**  
 # 208, 5807 - 104 Street Edmonton, Alberta T6H - 2K4 PHONE: (780) 437 - 3443 FAX: (780) 436 - 5920

**FINAL INSPECTION REQUEST  
MARIAH CONSULTING LIMITED**

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 guideline requirements.

\_\_\_\_\_ Grading Certificate for rough grade is attached and City Approval of same.

Lot \_\_\_\_\_, Block \_\_\_\_\_, Plan \_\_\_\_\_, Civic Address \_\_\_\_\_

Subdivision \_\_\_\_\_ Stage \_\_\_\_\_ Date of Request \_\_\_\_\_

Builder \_\_\_\_\_ Contact \_\_\_\_\_

Phone # \_\_\_\_\_ Fax # \_\_\_\_\_

.....

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

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

Comments/Deficiencies:

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

Reporting Date: \_\_\_\_\_ Reported To: MLC Group Inc. and Builder

Attachments: \_\_\_\_\_ yes \_\_\_\_\_ no