



*Architectural
&
Design Guidelines*

Stages 9C

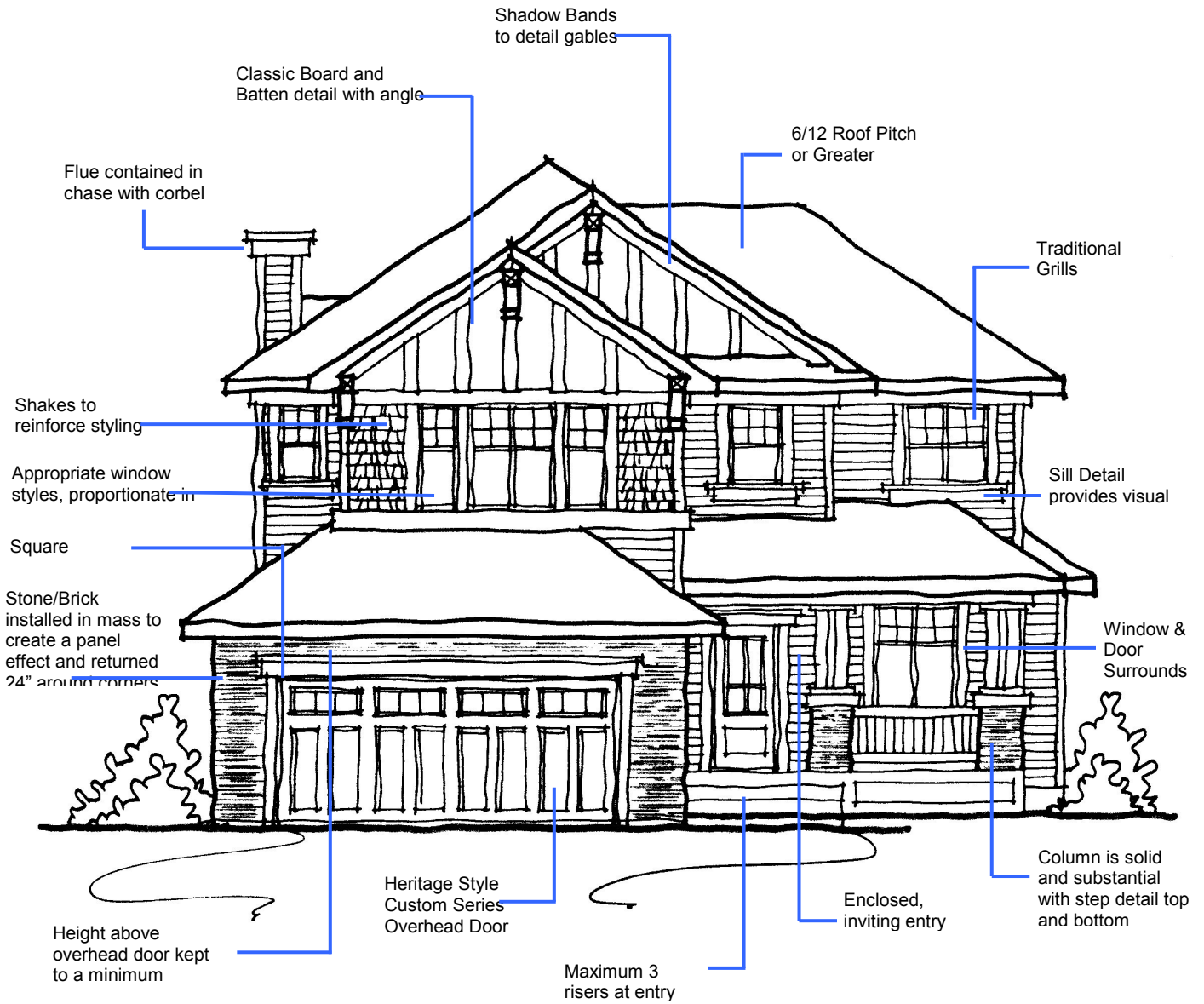
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1.0 OBJECTIVE

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 Mactaggart Ridge. 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 with a 36' or 34' building pocket*
- 36' for all lots with a building pocket of 38' to 44'*
- 38' for all lots with a building pocket of 46' to 52'*

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 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 sideyards 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. 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. The garage must be located in accordance with the street furniture plan. Not all lots will accommodate side drive access. Consideration include:

- overall width*
- turning radius*
- grading*
- compatibility*
- obstruction / hindrance*

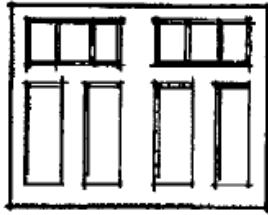
Driveways and front walks must be poured concrete at minimum.

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 a Custom Series overhead door will be required on all homes. The style may be one of those illustrated on the following page.

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



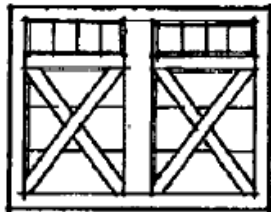
Overhead Door Custom Series #144



Overhead Door Custom Series #136



Overhead Door Heritage Collection – The Catherine w/Stockbridge Glass
OR
Creative Door – Inverted Classic c/w Jailhouse long panel glass



Overhead Door Heritage Collection – The Carmen w/Stockbridge Glass
OR
Creative Door – Sundance c/w Jailhouse long panel glass

****Note:** This illustration supersedes all previously issued copies of approved overhead door styles for Windermere North. Previous copies denoting Barcol doors should be discarded as they do not comply with the requirements.

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. 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 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 (Lots 5 to 16, Blk 18)

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 substantial eave line shall not be more than 20'. Decks are to be constructed concurrently.

In addition these homes will avoid expanses of blank wall space and incorporate detailing consistent with the front elevation.

10.01 High Visibility Lots (Lots 2 to 26, Blk 18)

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 are those backing onto the park, walkway and ravine.

(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

ELKE, Prestique, in Weatherwood or Sablewood

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

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

Front elevations and high visibility elevations should reflect architectural features consistent with the caliber of the neighborhood. Attention to detailing will reinforce the style and character of every home.

Brick or stone, a minimum of one hundred and fifty 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.

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

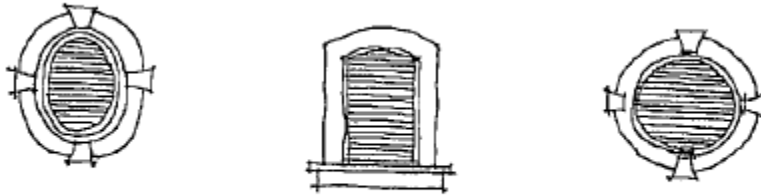
If appropriate to the design, (ie Craftsman and Prairie) brick / stone may be substantially applied to no less than 75% of the wall height c/w soldier course or heavy trim at top to achieve the minimum requirement. ie. 8' wall height will require brick installation height of 6'.

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. Two story, pillared entries will not be permitted. 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:

- 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)*
- stucco (with detailing that reflects the Heritage Character of the neighborhood)*
- 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

On lots backing onto the park, pond and ravine, Lots 2 to 26, Block 18, wood screen fencing will be permitted between the buildings only. The balance of the fencing on these lots will be restricted to coated chain link (without inserts) or wrought iron, matching the subdivision fence at the rear property line.

On lot 15 and lot 16, a full height wood screen fence will be permitted as provided at the walkway adjacency.

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 to the developer by the Purchaser, to be refunded 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 it's 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 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 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 stake-out 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 and

in addition to the \$2,500.00 landscaping deposit) 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.

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/Fascie	_____	_____	_____
Eaves/Downspouts	_____	_____	_____
Trim -Windows/Doors	_____	_____	_____
-Louvers/Shutters	_____	_____	_____
-Shakes/Cezeane	_____	_____	_____
Veranda	_____	_____	_____
Brick/Stones	_____	_____	_____
Window Sash/Grills	_____	_____	_____
Entry Door	_____	_____	_____
Garage Door	_____	_____	_____
Driveway/Walkway	_____	_____	_____

SITING AND GRACES 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 Marsh 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 Marsh 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.



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: _____
