



Architectural & Design Guidelines

Stage 3A

Includes:

**Lots 54 to 63, Block 86
Lots 34 to 47, Block 87
Lots 54 to 70, Block 88**

October 2005

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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 natural landscape setting and history of the valley provides the perfect setting for this collection of Heritage homes. Rather than a single architectural theme we have selected architectural elements that can be incorporated in a diverse range of styles, in a variety of applications. This framework will encourage originality and individual expression while the pattern of coordinated components and features establish the character of South Terwillegar. These architectural elements - enclosed entries, stonework and the weight of substantial detailing, together achieve a grounded streetscape - homes that are comfortable in their proportions. As the eye is drawn to street level and proportion applies to scale, the statement is 'Welcome Home!' The beauty of the natural landscape, the comforts of things familiar and the simplicity of times long past, this will be the character of South Terwillegar.

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.

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 26' 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 confirms 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 basement 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.

Natural elements such as boulders are preferred for construction of all retaining walls, to provide a blend with the natural terrain. If the retaining structure is to be more than one meter in height, it must be stepped to reduce the wall's visual mass.

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

The use of glass panels in overhead doors is required as illustrated for lots all lots in Stage 3A. The style of glass panels must be as shown. Sunburst or other patterns will not be permitted.

Double attached, front drive garages are required and must be located in accordance with the garage location plan. Driveways and front walks must be concrete or paver stones.

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 must be compatible with house in style. The use of four Stockton glass panels will be required at the overhead door.

The garage overhead door must be the same color as the cladding or when the garage front is brick or stone, the overhead door may be the same color as the trim. 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 two 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

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 pallets 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. Models will require variation in wall planes, substantial roof line between floors, appropriate wall heights, window placement and detailing.

10.0 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 3A will be those backing onto the park amenities, 142nd Street / Rabbit Hill Road and South Terwillegar Drive.

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 Weatheredwood or Charcoal Blend

Roof overhangs will be proportionate to the design with suitable overhangs incorporated at cantilevers, box-outs and bays. 6" fascia is the minimum, however, a wider fascia 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 seventy five square feet, will be required in a panel effect. 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.

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

The application of siding only, is permitted in Stage 3A.

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" look.

Acceptable cladding materials include:

- double 4/5 beveled, cove or traditional 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) horizontal application
- Fieldstone and Stone Tile will be considered on an individual basis

All trim details and masonry must be returned 2' around corners.

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.

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, Lots 54 to 67, Block 88, 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.

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.

Lot planting plans are attached for reference and inspiration only. These plans prepared by a professional landscape architect, utilize a variety of plant materials, readily available from local greenhouses, within a reasonable budget.

The minimum landscape standard for all lots shall consist of sod, one tree and a prepared shrub bed containing at least six shrubs. The minimum deciduous tree shall be 2" caliper, measured 6" above

ground. The minimum coniferous tree (spruce or pine) must be a minimum 6' tall. Shrubs shall be 2' in height or spread. A prepared bed is defined by edging (landscaping vinyl, brick, concrete, etc.)

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 \$1,000.00 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 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 and stakeout must be carried out by the designated surveyor only. 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, 1:300 scale
- 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:

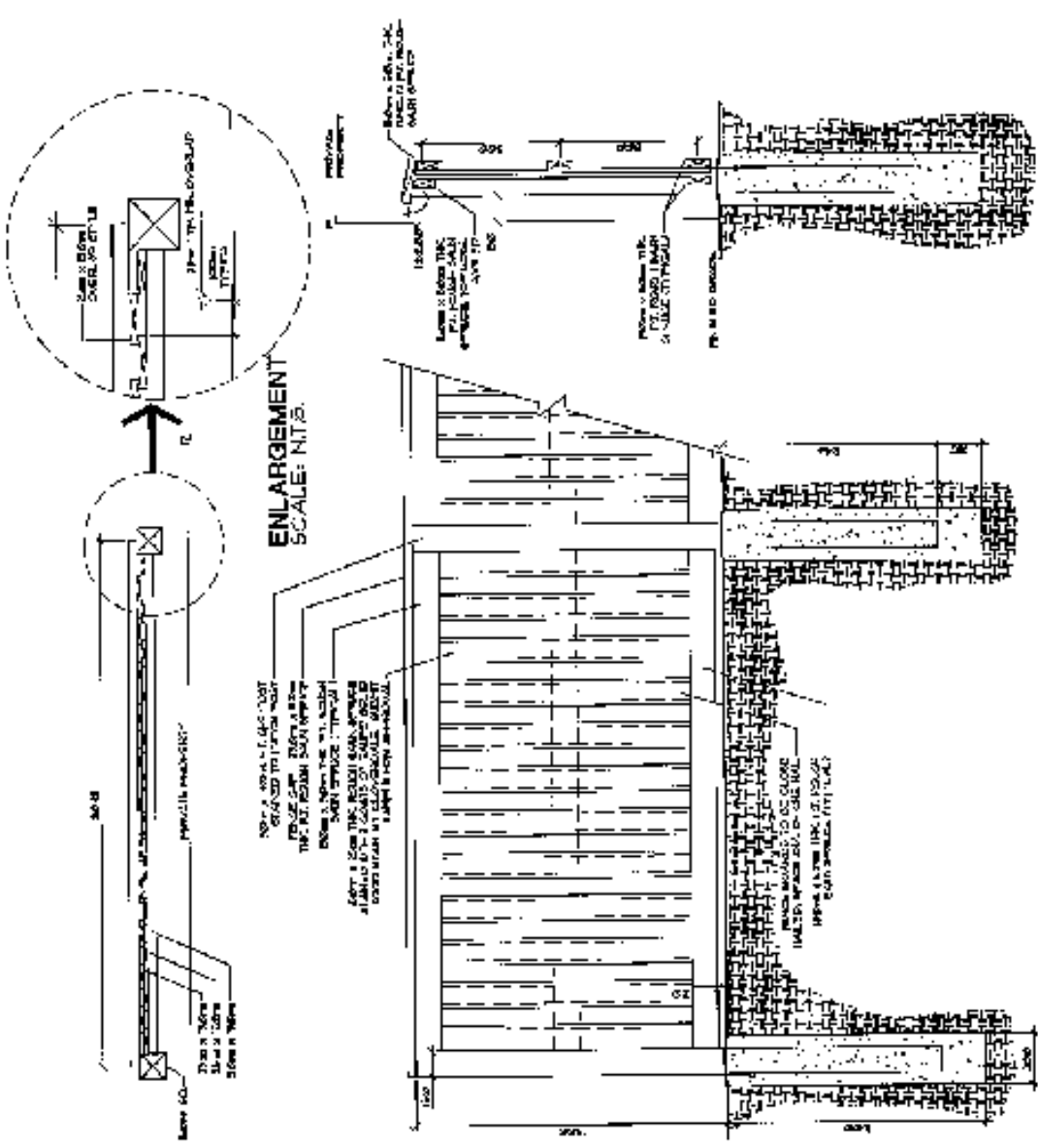
- Home constructed in compliance with the Guidelines and the approved plan
- Construction complete including seasonal work on exterior, site cleared of all debris, sidewalks and curbs cleaned, cc marked and exposed

- 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.

WOOD FENCING NOTES:

1. ALL FINISHES SHALL BE APPLIED TO THE EXTERIOR SURFACE OF THE FENCE. FINISHES SHALL BE APPLIED TO THE FENCE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND TO BE SUITABLE TO THE LOCAL CLIMATE AND SOIL CONDITIONS.
2. ALL FENCING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL COUNCIL'S FENCING BY-LAWS AND THE LOCAL COUNCIL'S FENCING REGULATIONS.
3. ALL FENCING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL COUNCIL'S FENCING REGULATIONS AND THE LOCAL COUNCIL'S FENCING BY-LAWS.
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3 1.6M OVERLAP BOARD FENCE
 SCALE: N.T.S.

South Terwillegar



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**

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 is cleared of all debris. sidewalks and curbs paved, or exposed and marked.
- ✓ Landscaping complete in accordance with the minimum requirements 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:

Inspected by: Marlah Consulting Ltd. 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: _____
