



Architectural & Design Guidelines

Stage 4 RPL

Includes:

Lots 12 – 19, Block 90

Lots 1 – 51, Block 92

Lots 1 – 19, Block 93

Lots 1 – 13, Block 94

May, 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 and history of the valley provides the perfect setting for this collection of Traditional homes.

Appropriate house styles will incorporate the elements and characteristics of the traditional designs of Craftsman, Georgian, Queen Anne and National.

Building forms, roof lines, entrance treatments and detailing will reinforce the style.

The comforts of things familiar and the simplicity of times long past, this will be the character of South Terwillegar.

3.0 STREETSCAPE

Relative massing, siting and style will ensure each home compliments the streetscape and adjacent homes.

Entranceways will be covered at the first level. The style, width, height and detailing of entranceways will together create a sense of arrival.

Building massing, siting and style may be adjusted and/or alternate treatments requested to reinforce the streetscape.

4.0 HOUSE SIZE

Houses are to have a consistency of mass and volume within the streetscape. The minimum house width is 20' on all lots.

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.

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 four risers per set. Where the grade calls for more than four risers, the run must be split. Exceptions to this requirement may be granted in consideration of unique design or topography.

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 front walkway must be a minimum of poured concrete in broom finish. Individual patio blocks will not be permitted.

A 20 x 20 poured concrete parking pad must be provided concurrent with house construction. The approach to the lane may be paved with asphalt or concrete.

Detached garages should be consistent in style, finish and color with the design of the house.

7.0 IDENTICAL ELEVATIONS

Similar or approximately identical elevations must not be repeated with two lots (X0AX). A minimum of three different models, each with two distinctly different elevations will be provided. When the same model with alternate elevations are sited side by side, the rear elevation must also be addressed for repetition.

Repetitive use of elevations will be monitored to ensure interesting streetscapes.

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. Corner elevations require variation in wall planes, substantial roof line between floors, appropriate wall heights, window placement and detailing.

10.0 ROOFING

Roof slopes and overhangs will be consistent with the architectural style of the home.

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

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

11.0 EXTERIOR FINISHES

To achieve the standard and caliber of visual appeal, a requirement for architectural detailing and

continuity will apply to all homes.

Detailing will be consistent with the architectural styling of the home. Stone or brick, a minimum of seventy- five square feet will be required at the front elevation. If column bases are masonry, they must extend to grade.

An emphasis on entrance treatments is a requirement. Such treatment may include verandas and covered porches, a minimum of 5' deep. Wooden verandas and porches must be finished to grade.

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 4.

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

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.

12.0 FENCING

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

12.1 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 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.

12.2 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.

13.0 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.

14.0 SITING

14.1 Consultant

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

14.2 City Regulations

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

14.3 Grading

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

14.4 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.

15.0 SUBDIVISION APPEARANCE

15.1 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.

15.2 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.

15.3 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.

15.4 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.

16.0 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.

17.0 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

17.1 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 ___ 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 # _____

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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