



Architectural & Design Guidelines

Stage 5 Duplex

Includes:

Lots 80A – 92B, Block 88

Lots 1A – 14B, Block 95

August, 2006

CONTENTS:

<u>Section</u>	<u>Description</u>
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	ROOFING
11.0	EXTERIOR FINISHES
12.0	FENCING
12.1	Landscaping
13.0	INTERPRETATIONS
14.0	SITING
14.1	Consultant
14.2	City Regulations
14.3	Grading
14.4	Plot Plans
15.0	SUBDIVISION APPEARANCE
15.1	Signage
15.2	Excavation Material
15.3	Clean Up
15.4	Construction Activity
16.0	APPROVAL PROCESS
17.0	DAMAGE DEPOSITS
17.1	Deposit Return Procedure

DIRECTORY:

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Geotechnical
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J.R. Paine & Assoc.

489-0700 (Fax 489-0800)

Rick Evans

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Edmonton, AB. T6N 1C8

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. Two story models only, will be permitted in this stage of South Terwillegar.

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 use of glass panels in overhead doors is required as illustrated for all lots in Stage 5. The style of glass panels must be as shown. Sunburst or other patterns will not be permitted. The use of four Stockton glass panels will be required at the overhead door.

All homes must be provided with a single attached garage, constructed with the home and located in accordance with the garage location plan. Homes should be designed to integrate the garage and minimize its appearance while enhancing the mass of the house itself. Some of the architectural measures that can achieve this are proportionate development of the second floor above the garage and an emphasis on entrance treatments.

Overhead doors shall be finished in the same color as the wall cladding. The height between the overhead door and eave line should be kept to 2'0". Where the design exceed 2'0", special treatment is required.

Front driveways and walkways may be constructed of concrete, including plain, stamped and colored concrete, colored concrete pavers and exposed or washed concrete. Where colored concrete or pavers are utilized, the color must be expressly approved. The front walkway must be a minimum of poured concrete in broom finish. Individual patio blocks will not be permitted.

7.0 IDENTICAL ELEVATIONS

Identical elevations will be permitted on adjacent lots in the RF4 site for semi detached units. The rear elevation of all units will incorporate roof lines and detailing to effectively break up the façade and add visual interest.

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 5.

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 acceptable on all lots 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 four 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.

13.0 INTERPRETATION

The enforcement, administration and interpretation of these guidelines shall be at the discretion of MLC Group or it's 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 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 and Realtor 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;
- 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 Developer.

No stake-out will be granted until approved by MARIAH CONSULTING LTD.

17.0 DAMAGE DEPOSITS

The Builder shall supply a damage deposit or 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

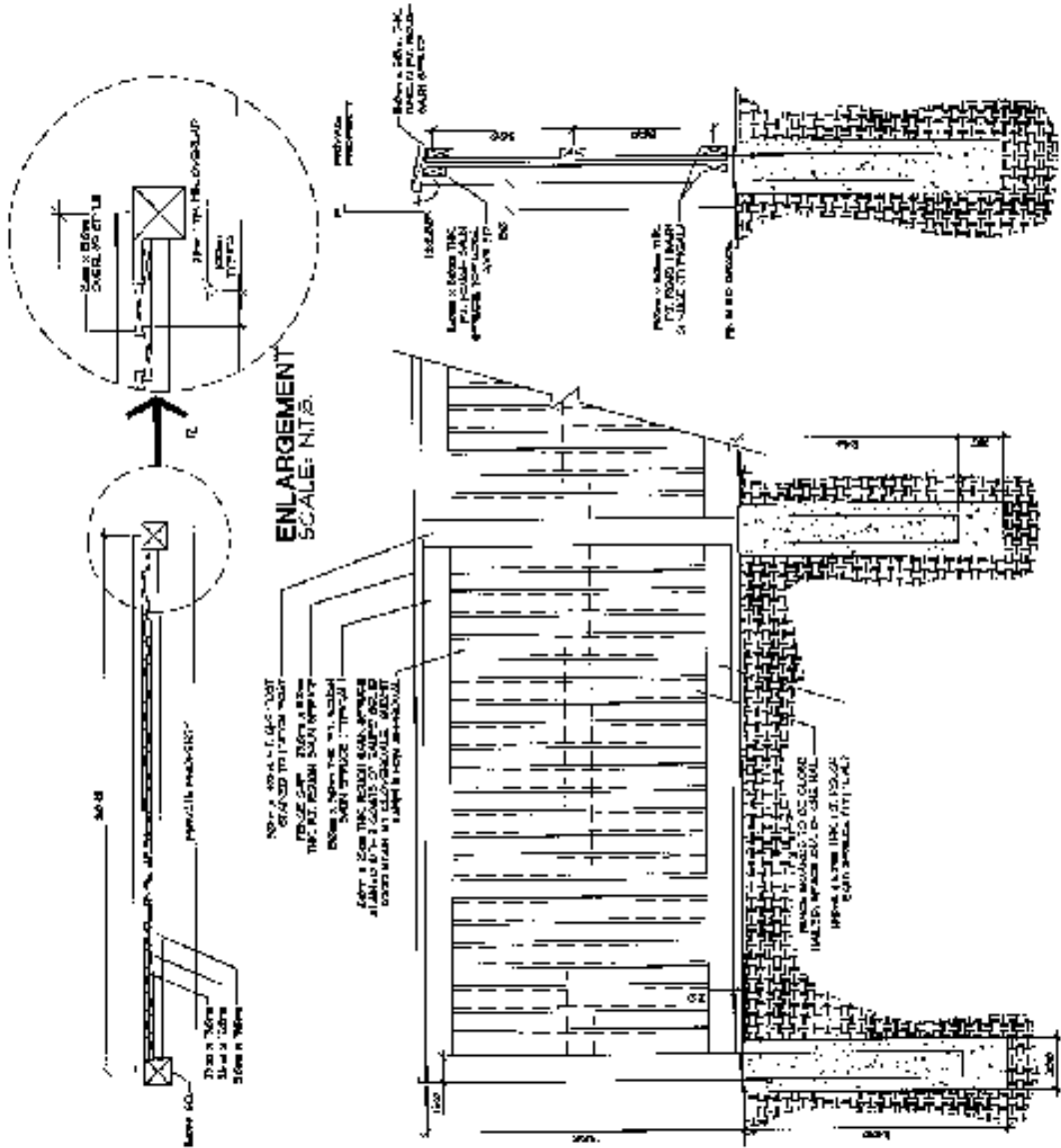
Upon completion of construction, site works and landscaping, a final inspection is done to ensure compliance with the architectural guidelines and to check for any damages to municipal improvements. The following items must be completed prior to a request for final inspection:

- * 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 TYPES OF FENCE ARE TO BE CONSTRUCTED TO THE PERMANENT FINISH GRADE OF THE FLOOR SLAB. FENCE POSTS SHALL BE SET IN 4" DIA. 12" DEEP WOOD OR CONCRETE FOOTINGS.
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3 1.8M OVERLAP BOARD FENCE
 SCALE: N1:8

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.

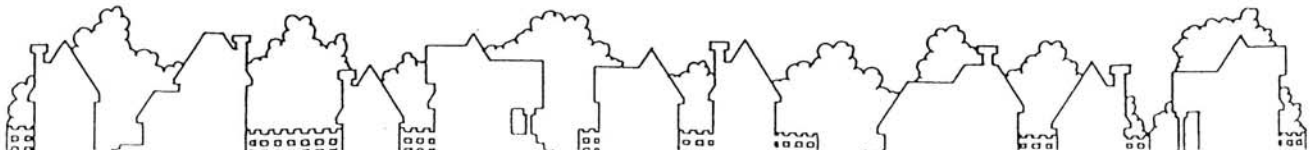
Use of House Plan Approval

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 _____, 20() 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 cleaned 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: _____
