



Stage 4 Duplex

By MLC Group

ARCHITECTURAL AND DESIGN GUIDELINES

Revised April 2011

CONTENTS:

<u>Section</u>	<u>Description</u>
1.0	OBJECTIVE THEME
2.0	ARCHITECTURAL
3.0	STREETSCAPE
4.0	HOUSE SIZE
5.0	SITE PLANNING AND GRADING
6.0	GARAGE / DRIVEWAY / WALKWAY
7.0	IDENTICAL ELEVATION
8.0	EXTERIOR COLORS
9.0	CORNER LOTS
10.0	REAR ELEVATION
11.0	ROOFING
12.0	EXTERIOR FINISHES / STYLING
13.0	FENCING
13.1	Landscaping
14.0	ANCILLARY BUILDINGS / GARDEN SHEDS
15.0	INTERPRETATION
16.0	SITING
16.1	Consultant
16.2	City Regulations
16.3	Plot Plans
17.0	SUBDIVISION APPEARANCE
17.1	Signage
17.2	Excavation Material
17.3	Clean Up
17.4	Construction Activity
18.0	APPROVAL PROCESS
19.0	DAMAGE DEPOSITS
19.1	Deposit Return Procedure

DIRECTORY:

Developer	MLC Group	420-0044 (Fax 423-0044)	Dave McDougall Arlene McDougall	#1000, 10104 - 103 Avenue Edmonton, AB. T5J 0H8
Engineers	Stantec	917-7000 (Fax 917-7289)	Michael Schroder	#700, 10160 - 112 Street Edmonton, AB. T5K 2L6
Architectural Applications	Mariah Consulting	437-3443 (Fax 436-5920)	Laurie Lebirk	#210, 9038 - 51 Avenue Edmonton, AB. T6E 5X4
Surveyor	Stantec Geomatics	917-7000 (Fax 917-7289)	Brent Rudko	#700, 10160 - 112 Street Edmonton, AB. T5K 2L6
Solicitor	Oshry & Company	428-1731 (Fax 425-9358)	Karen Oshry	#1004, 10104 - 103 Avenue Edmonton, AB. T5J 0H8
Geotechnical Consultants	J.R. Paine & Assoc.	489-0700 (Fax 489-0800)	Rick Evans	3051 Parsons Road 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

Walker Lakes Station will be a neighborhood true to the spirit and values of the National Railroad period. A variety of housing types will blend together with the unifying theme of the Railroad and it's Vernacular architecture inspired by a simpler time.

What defines character and community are the details. In Walker Lakes Station these details will be woven through the blend of housing styles to establish a commonality and relationship. Simpler shapes enclosed by uncomplicated roof forms in moderate to steep pitches will display thoughtful attention to detailing. Uniquely designed knee braces, grill patterns, shutters, louvers and door styles will reinforce the theme. From the unpretentious strength of a simple dwelling to the elegant and stately lines inspired by the great train stations, Walker Lakes Station will celebrate the mettle of the Railroad period.

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 the first level. 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.

Homes will be reviewed on their individual merits of design, massing, proportion, and compatibility.

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.

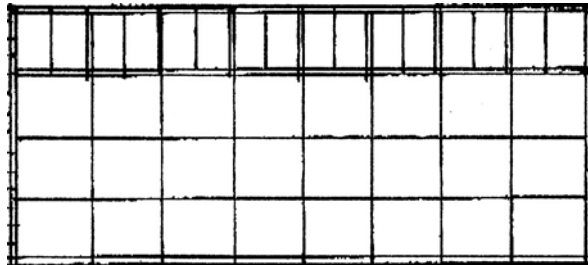
Special attention is to be given the treatment of exposed concrete foundation walls. A maximum of 2'6" of parged concrete will be permitted on the front and corner elevations. Variation in grade and basement design may require cladding material be lowered or extended to within 2'6" of ground level accordingly.

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 / WALKWAY

Lots 13- 20, Block 07

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. A jog between bays at garage face is encouraged for massing.



Where a jog is not included, roof lines must be designed to provide appropriate massing. Overhead doors will be of the style illustrated below with glass panels and long rectangular grills.

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.

Lots 48 – 58, Block 17

The front walkway must be a minimum of poured concrete in broom finish, 30” wide. 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.

Overhead doors on detached garages may be a standard raised panel door or the style illustrated above.

7.0 IDENTICAL ELEVATIONS

Similar or approximately identical elevations must not be repeated on adjacent lots or directly across the street (XOX). To be considered different, an alternate elevation must reflect substantial modifications. Repetition must be addressed at both the front and rear elevations.

Buildings will be designed to avoid a mirror image of units at front elevation and at the rear elevation.

Exception to the requirements at rear elevation only, applies to lots 13 to 19 in Block 07, and lots 48 to 58 in Block 17, affecting only lot 20, block 07 in Stage 4.

8.0 EXTERIOR COLORS

Colors will be approved on a lot by lot basis without repetition on adjacent lots. All color schemes require a strong contrast at trim and fascia. Color expression was widely used as adornment in the National Railroad period and as such, brighter colors are encouraged for fascia and/or trim.

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.

The overhead garage door must be painted to match the wall cladding.

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 plane 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.

10.0 REAR ELEVATION

See 7.0

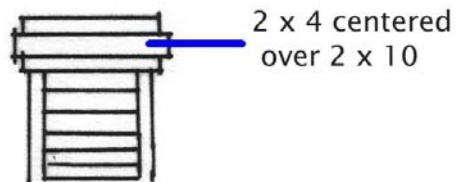
11.0 ROOFING

Roof slopes will be a minimum 7/12 with a predominance of gable styled roofs. Hip roof may also be utilized at the main roof with front facing gables.

Eave overhangs are to be 12". Cantilevers and boxouts on visible elevations (front, corner and perimeter lots) must include their own roofline and overhang.

All roofs are to be a standard asphalt shingle in the color of Sandstone in the BP product or Driftwood in the IKO product.

All furnace and fireplace chimneys must be contained in a corbeled chase, 2x4 centered over 2x10 as illustrated.



12.0 EXTERIOR FINISHES / STYLING

To achieve the National Railroad theme, the following elements will be included the home design:

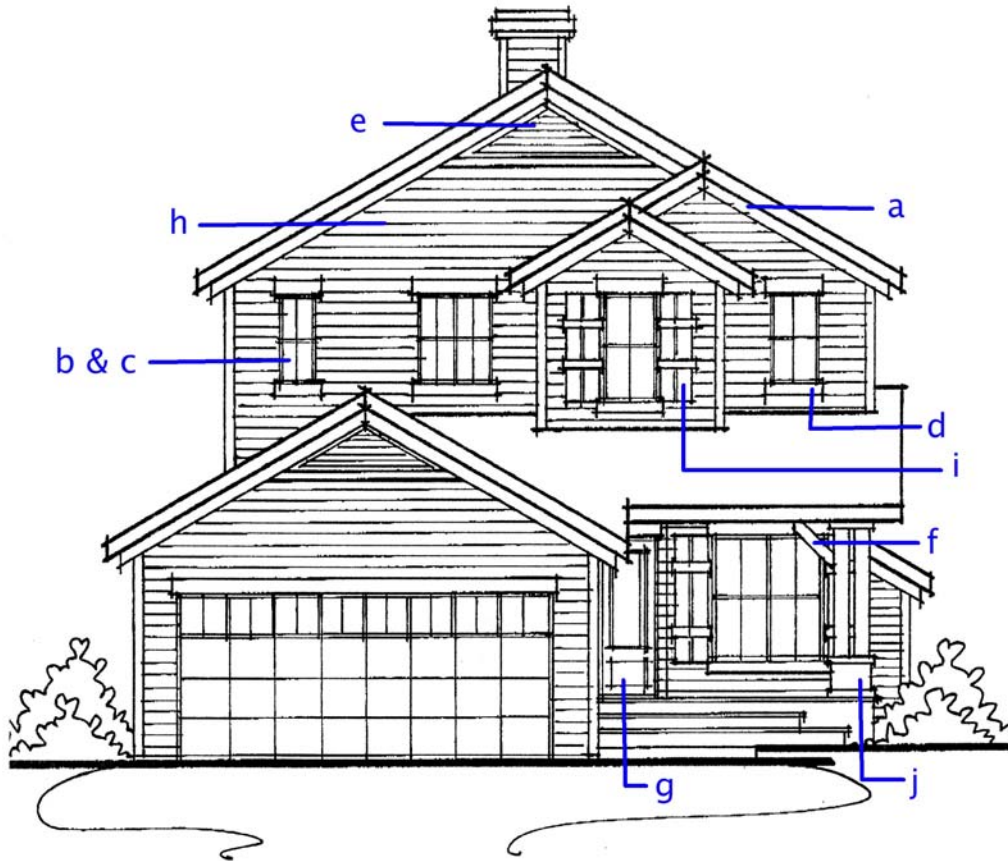
- a. Front facing gables are clad in siding or painted panels and defined by 6" shadow bands at the eaves. Vertical siding and shakes in panel effect are permissible.

- b. Windows have vertical orientation and may include rectangular or elliptical transoms (rake and half round windows will not be permitted)
 - c. Window grills are a single 5/8" vertical and 5/8" horizontal as illustrated
 - d. 6" sill battens and 8" crown battens will frame all openings and extend 2" past window frame. Sill details may also be suited
 - e. Triangular louvers (with brickmold)
 - f. One or more angle braces will be utilized at all front elevations as per illustration
 - g. Entry doors will be simple panel design and include glazing
- h. Siding must be traditional profile. Cove/Dutchlap profile will not be permitted



l Louvers are board and batten style only

- j. Columns will be simple in styling and solid in scale in one of the two styles illustrated. Turned, and more ornamental columns are not suitable



A covered porch or veranda is required. Minimum depth of landing is 5'.

Ledge stone and brick are appropriate to the style and may be applied in a panel effect or as a substantial accent (5' high c/w heavy trim at top), on front elevations.

Permitted cladding materials include vinyl siding, and wood siding in traditional profile and horizontal application, brick/stone in stacked application.

All finishes, trims, and masonry details must be returned 24" around corners.

Parging is not to exceed 2'6" on front and corner elevations and all elevations of walk out models.

13.0 FENCING

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

On lots backing onto the future walkway, Lots 78-93 in Block 11 and Lots 01-20 in

Block 19, standard height wood screen fencing may be utilized at side property lines to within 10' of rear chain link. At this point the fence must be angled or stepped down to match the height of the chain link fence abutting the walkway. The balance of the fencing will be restricted to coated chain link (without inserts) matching the subdivision fence at the rear property.

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 sideyard 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 of 6' tall. Shrubs shall be at minimum 18" 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 herein, within six (6) months of completion of the house (subject only to seasonal limitations).

The Landscape Deposit will be paid to ensure, inter alia, compliance with these guidelines. The amount of the Landscape Deposit to be paid will be:

- a. \$2,500.00 for each Lot purchased pursuant to the Lot Purchase and Sale Agreement; or
- b. If the Purchaser forms part of the Vendor's builder group (which determination is to be made by the Vendor in its sole discretion), the sum of \$1,500.00 for each Lot which sum will be paid to the Purchaser (builder) by each homeowner as set out in the Standard Terms and Conditions.

The Landscape Deposit will be held and dealt with in accordance with the Standard Terms and Conditions.

Upon completion of landscaping, the Purchaser shall call for inspection by the Vendor's Consultant. If upon inspection the Vendor's Consultant determines that the landscaping has not been satisfactorily complied with, there will be a charge of \$150.00 deducted from the Landscape Deposit for all re-inspections required. Upon approval of the landscaping requirements herein and satisfaction of other terms relating to the Landscape Deposit, subject to deductions made, the Vendor will refund the Landscape Deposit to the Purchaser, or if the Landscape Deposit is collected by the Purchaser from its homeowner, the Vendor will authorize the Purchaser to release the Landscape Deposit.

14.0 ANCILLARY BUILDINGS / GARDEN SHEDS

Where such structures are visible from public adjacencies (i.e. all perimeter lots, corner lots and lots backing onto the lake), exterior wall finishes, style and color shall compliment those used on the house. Roof style and materials are to match the materials used on the roof of the house.

15.0 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.

16.0 SITING

16.1 Consultant

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

16.2 City Regulations

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

16.3 Plot Plans

A designated surveyor shall prepare all plot plans and perform all stakeouts in the subdivision to facilitate establishing building elevations that are consistent and appropriate.

17.0 SUBDIVISION APPEARANCE

17.1 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.

17.2 Excavation Material

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.

17.3 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.

17.4 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/Builder.

18.0 APPROVAL PROCESS

Prior to application the Builder has inspected the lot and all services. All discrepancies or damage are to be reported in writing 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" = 1'
- b) Two Copies of the Plot plan, prepared by Stantec Geomatics, 1:300, showing lot house grades and drainage pattern, floor and garage elevations; and
- c) Completed application form.
- d) Material and color samples, as required.

Incomplete submissions may be returned without review. 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 within 5 days of receipt.

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 written 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 stakeout will proceed until architectural approval is granted. If final architectural approvals are pending only for the final color selections then conditional approval and stakeout will be granted while the final color selections are finalized.

19.0 Security Deposit

The Security Deposit will be paid to the Vendor to ensure, inter alia, completion with these guidelines, including:

- a. Confirmation that there is no contravention of the architectural requirements in these guidelines; and
- b. To verify that no damage has been made to the Improvements and addition damage to curb stop – water valve, sidewalks, curbs and gutters, driveway aprons and asphalt, boulevard landscaping and trees, rear gutters and walkways, light standards, fire hydrants, cathodic protection points, grading and drainage swales, and fencing.

The amount of the Security deposit will be:

- a. \$5,000.00 for each Lot purchased pursuant to the Lot Purchase and Sale Agreement; or
- b. If the Purchaser forms part of the Vendor's builder group (which determination is to be made by the Vendor in its sole discretion) the sum of \$5,000.00 for all of the Lots purchased in the applicable Subdivision Stage.

19.1 Security Deposit Return Procedure

Upon completion of construction, site works, and landscaping, a final inspection will be completed by the Vendor or the Vendor's Consultant to ensure compliance with the Standard Terms and Conditions of which these guidelines form part. Such inspection shall also be for the purpose of determining if damages have been made to the Improvements and other items referred in paragraph 19 of these guidelines.

Prior to such inspection, the following items must be completed:

- a. The as built single family dwelling(s) on the Lands have been built in accordance with the Design Guidelines in accordance with the plans approved by the Vendor pursuant to paragraph 27 hereof;

- b. The Purchaser has otherwise complied with the Design Guidelines and the Vendor is satisfied that any and all damages to the Improvements (as defined in Schedule "C" hereof) have been rectified and paid for by the Purchaser;
- c. The Purchaser has otherwise fulfilled all of its obligations under the Lot Purchase and Sale Agreement; and
- d. The Vendor has obtained a Final Acceptance Certificate from the Municipality respecting the Subdivision.

To initiate a final inspection, the Purchaser must forward to the Vendor or the Vendor's Consultant a request form accompanied by the approved grading certificate provided by the Municipality.

The Vendor or the Vendor's Consultant will perform pre-Final Acceptance Certificate ("FAC") (as such term is used by the Municipality) inspection and final FAC inspection to identify damages to the Improvements and other items referred to in paragraph 19 of these guidelines. In accordance with the warranty period set forth by the Municipality (it will be 2 years from installation before this inspection will occur)

If the Vendor determines that such damages are the responsibility of the Purchaser or its homeowners, the damages will be repaired or rectified by the Vendor at its option and the cost of same will be deducted from the Security Deposit. If the cost of repair or rectification exceeds the amount of the Security Deposit, the Purchaser shall be liable for any and all additional costs as more particularly detailed in the Standard Terms and Conditions.

The Purchaser acknowledges that the Security Deposit will not be repaid to the Purchaser until the Vendor has obtained the FAC Certificate from the Municipality. Notification of FAC approval and Certificate will be posted to the Vendor's website at www.mlcland.com. The Purchaser acknowledges that FAC approval will take at least two (2) years from the date of the installation of the Vendor's Improvements.

It is the responsibility of the Purchaser to ensure that the Improvements are maintained until FAC is issued by the Municipality and until such time as the Security Deposit is returnable to the Purchaser as aforesaid.

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

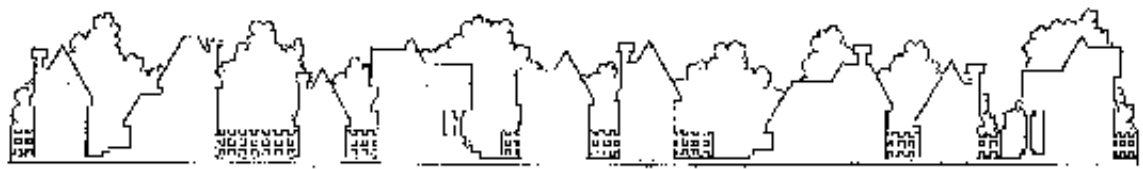
	Material	Manufacturer	Color
Roof	_____	_____	_____
Wall Cladding	_____	_____	_____
Soffit/Fascia	_____	_____	_____
Eaves/Downspouts	_____	_____	_____
Trim -Windows/Doors	_____	_____	_____
-Louvers/Shutters	_____	_____	_____
-Shakes/Cezezone	_____	_____	_____
Veranda	_____	_____	_____
Brick/S-ons	_____	_____	_____
Window Sash/Grills	_____	_____	_____
Entry Door	_____	_____	_____
Garage Door	_____	_____	_____
Driveway/Walkway	_____	_____	_____

SITINGS 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 _____, 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, all 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.

~~FOR USE BY CONSULTANT ONLY~~

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: _____

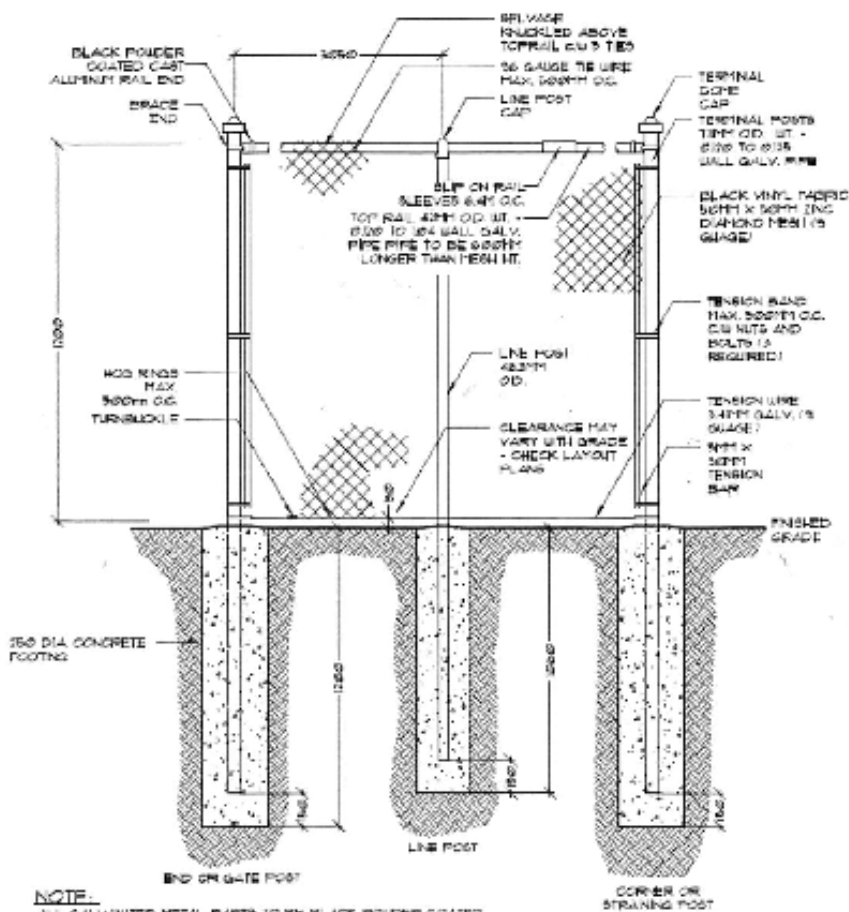
Comments: _____

210, 9038 - 51 Avenue, Edmonton, Alberta T6E 0X4 PHONE # 437 - 3443 FAX # 436 - 5920

Walker Lakes Station Chain Link Fence

CHAIN LINK FENCING NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETERS (m./MILL) UNLESS OTHERWISE NOTED.
2. ENSURE THAT FRONT OF POST IS 15 METERS FROM GASLINE.
3. ALL CHAIN LINK FENCES TO BE PLACED 50cm. INSIDE PRIVATE PROPERTY.
4. ALL HARDWARE TO BE GALVANIZED.
5. ALL GALVANIZED METAL PARTS TO BE BLACK POWDER COATED.
6. CONTRACTOR TO CALL ALBERTA FIRST CALL AT 1-800-442-3447 TO HAVE EXISTING UTILITIES LOCATED PRIOR TO START OF ANY CONSTRUCTION.
7. THIS DRAWING TO BE READ IN CONJUNCTION WITH THE WRITTEN SPECIFICATIONS, DRAWINGS AND DETAILS FOR THE PROJECT.
8. REFER TO THIS SHEET FOR LAYOUT AND GRADES.



- NOTE:**
- ALL GALVANIZED METAL PARTS TO BE BLACK POWDER COATED.
 - REFER TO FENCING LAYOUT PLAN FOR ALIGNMENT AND GRADES.
 - FENCE TO BE INSTALLED 50cm. INSIDE PROPERTY LINE.
 - HAND BARRIER POST HELD AWAY FROM PIPELINES.

2 1200mm BLACK VINYL COATED CHAINLINK FENCE
L1 SCALE: N.T.S.