



# Phase 2 Architectural Guidelines

*Prepared by Mariah Consulting, December 2018*

Developed by



and



# TABLE OF CONTENTS

<b>DIRECTORY .....</b>	<b>3</b>
<b>1.0 INTRODUCTION .....</b>	<b>4</b>
<b>2.0 ARCHITECTURAL THEME .....</b>	<b>4</b>
<b>3.0 HOUSE SIZE, MASSING .....</b>	<b>4</b>
3.1 STREETScape .....	4
3.2 MINIMUM HOUSE WIDTH .....	4
<b>4.0 MODEL/STYLE SELECTION .....</b>	<b>4</b>
<b>5.0 STYLE PROFILES.....</b>	<b>5</b>
<b>6.0 SITE PLANNING AND GRADING .....</b>	<b>6</b>
6.1 CONFORMANCE TO GRADING PLAN .....	6
6.2 PAVING .....	6
6.3 RISERS AND ENTRY STEPS.....	6
<b>7.0 REPETITION.....</b>	<b>7</b>
<b>8.0 SPECIAL DESIGN CONSIDERATIONS.....</b>	<b>7</b>
8.1 CORNER LOTS .....	7
8.2 REAR ELEVATION.....	7
8.3 WALK OUT LOTS.....	8
<b>9.0 DRIVEWAYS, GARAGES, WALKWAYS .....</b>	<b>8</b>
9.1 FRONT DRIVE GARAGE PRODUCT .....	8
9.1A) DRIVEWAY CONFIGURATION.....	8
9.1B) GARAGE MASSING.....	8
9.2 OVERHEAD DOORS .....	9
9.3 REAR LANE PRODUCT.....	9
9.3A) DETACHED GARAGE.....	9
9.3B) OVERHEAD DOORS .....	9
9.3C) WALKWAY .....	9
<b>10.0 ROOFING .....</b>	<b>9</b>
10.1 MATERIALS .....	9
10.2 STYLE AND SLOPE .....	9
10.3 OVERHANGS/EAVES.....	9
10.4 CHIMNEYS.....	9
10.5 SOLAR PANELS AND SKYLIGHTS .....	10
<b>11.0 EXTERIOR CLADDING .....</b>	<b>10</b>
11.1 DETAIL RETURNS .....	10
11.2 STONE AND BRICK .....	10
<b>12.0 DEFINING DETAILS AND ENTRANCE TREATMENT .....</b>	<b>10</b>
<b>13.0 WINDOW STYLES AND PLACEMENT .....</b>	<b>10</b>
<b>14.0 ACCESSORIES .....</b>	<b>10</b>
<b>15.0 COLOURS .....</b>	<b>11</b>
<b>16.0 LANDSCAPING .....</b>	<b>11</b>
16.1 FRONT YARD MINIMUM REQUIREMENTS .....	11

16.2 DEPOSIT ..... 12

**17.0 FENCING ..... 12**

**18.0 ANCILLARY BUILDINGS/GARDEN SHEDS ..... 12**

**19.0 INTERPRETATION ..... 13**

**20.0 CITY REGULATIONS ..... 13**

**21.0 PLOT PLANS ..... 13**

**22.0 SUBDIVISION APPEARANCE ..... 13**

    22.1 SIGNAGE ..... 13

    22.2 EXCAVATION MATERIAL ..... 13

    22.3 CLEAN UP ..... 13

    22.4 CONSTRUCTION ACTIVITY ..... 13

**23.0 APPROVAL PROCESS ..... 13**

**24.0 SECURITY DEPOSIT ..... 14**

    24.1 SECURITY DEPOSIT RETURN PROCEDURE ..... 14

**APPENDIX "A" ..... 16**

**APPENDIX "B" ..... 18**

**APPENDIX "C" ..... 19**

**APPENDIX "D" ..... 21**

## DIRECTORY

Developer:

**Graydon Hill Developments Ltd.**

1000, 10104 – 103 Avenue

Edmonton, AB. T5J 0H8

Ph: 780-420-0044 Fax: 780-423-0044

Contact: Chris Nicholas / Shawna Devlin

Engineers:

Stantec Consulting

10160 - 112 Street

Edmonton, AB. T5K 2L6

Ph: 780-917-7000 Fax: 780-917-7289

Contact: Jim Merkle

Architectural Consultant / Applications:

Mariah Consulting

#210, 9038 - 51 Avenue

Edmonton AB T6E 5X4

Ph: 780-437-3443 Fax: 780-436-5920

Contact: Laurie Lebirk

Surveyor:

Stantec Geomatics

10160 - 112 Street

Edmonton, AB. T5K 2L6

Ph: 780-917-7000 Fax: 780-917-7289

Contact: Joel Corcoran

Solicitor:

Oshry & Company

#1004, 10104 – 103 Avenue

Edmonton, AB. T5J 0H8

Ph: 780-428-1731 Fax: 780-425-9358

Contact: Karen Oshry

Geotechnical:

C.T. & Associates Engineering

Suite 102, 14420 116 Ave NW,

Edmonton, AB T5M 4B4, Canada

Ph: 780-451-1332 Fax: 780-732-5300

Contact: Ted Majcher

## **1.0 Introduction**

The objective of these architectural guidelines is to ensure the highest standard of visual appeal and image, ensuring compatibility and integration within the community. Outlining the opportunities and constraints of building, these guidelines will assist builders, designers, and home buyers in achieving a positive building experience.

## **2.0 Architectural Theme**

Graydon Hill will be a community inspired by enduring architecture with diverse streetscapes, relaxed in their styling. An eclectic blend of styles encourage originality and individual expression. Style preferences will be selected from Alpine Chalet, Prairie, Contemporary, and Modern Ranch design styles.



Alpine Chalet

Contemporary

Modern Ranch

Prairie

## **3.0 House Size, Massing**

### **3.1 Streetscape**

The massing and size of each home must reflect appropriate scale and styling within the streetscape. Massing, style and setback may be adjusted on a lot to lot basis, to enhance the streetscape. Entranceway will be covered at the first level.

Each architectural style in Graydon Hill has distinct building form and massing. Please reference individual style profiles.

Houses are to have a consistency of mass and volume within the streetscape. As such, house widths and sizes must relate proportionately to the lot width and neighboring houses.



### **3.2 Minimum House Width**

Minimum house width 18' (without offset of garage)

A garage offset of more than 4' will require extension of the second floor development above, no less than 50% of the offset

## **4.0 Model/Style Selection**

All homes will be two story design. Predominance of style will be no more than 50% of the streetscape.

Example: A twelve lot eyebrow or cul de sac would include a maximum of six homes in a single style and in no case will a style be repeated more than two lots in a row.

## 5.0 Style Profiles

### Modern Ranch

- Simple shed roofs and intersecting front facing gables. Main roof pitch for side facing gable is 6/12 while the minimum pitch for front facing gables is 7/12. Dutch gables will not be used for the Modern Ranch, while a cottage roof line may be included at the garage or entry. Roof overhangs 12"
- Massing may present a flat façade or include a single variation in wall plane at the second floor
- The style is defined by simplicity and an absence of ornamentation. Horizontal and vertical sidings dominate the façade and emphasize the simple lines and even planes. Asymmetric elements may add interest
- Columns/posts are 6" or 8" metal or panel clad, without collar trims or separate bases
- Lap profile siding with vertical siding (flat panel and shakes are not suited)
- Long and narrow rectangular louvers are suited
- Openings are trimmed with 3" or 4" surrounds. Slim angle brackets may be installed for visual support. Gable ends will include 4" shadow band
- Simple window groupings are vertical and placement punctuates the style. Windows include a singular horizontal and vertical 5/8" horizontal grill
- Stone or brick may be applied in panel effect. Stone profiles suited are 'Stacked', 'Profit', or brick
- Colors suited are warm, dark earth tones and bold historical colors. Trim and fascia will be tonal rather than contrasting, in a single color. Vertical siding as the secondary finish must be tonal or a complimentary contrast.



### Alpine Chalet

- A combination of simple shed roofs and intersecting front facing gables with a minimum 6/12 main roof pitch (for side facing gable) with a minimum 7/12 pitch at front facing gables. Front facing gables and secondary shed roofs may be greater than 7/12 pitch. Cottage roofs will not be utilized for the Alpine Chalet and dutch gables will be restricted to the garage gable only. Roof overhangs are 24"
- Massing reflects an articulated façade with two variations in plane and roof lines. Materials and finishes are textured and unrefined
- The entrance is covered and celebrated with timber or stone columns and brackets. Columns and posts are substantial in form and add weight to the presentation. Entry roof is gabled or shed
- Lap profile and vertical siding may be installed with a cedar accent. Flat panel detailing is not suited
- Trims are decorative and substantial, minimum 6" raised surrounds, shadow bands and, 8" belly bands. Angle brackets and false beams are 6" or 8" dimensional or built up. Shutter style must be three or 4 piece, board & batten. Natural cedar must be utilized at visible elevations, ie. shakes, angle brackets, trim, shadow band, entry column, false beams, vertical siding, or shutters. Cedar must be finished with a clear coat
- Stone may be applied to reinforce the styling, strategically installed to fortify the styling – column bases, accent, chimney, exposed foundation, landscape feature
- Glazing will be expansive and may be unadorned by grills or include simple division of panes. Rake windows and elliptical or rectangular transoms are distinguishing features. All openings include simple trim surrounds
- Colors suited are warm, dark earth tones with tonal fascia and trim in a single selection. Shakes must be Natural Cedar in clear coat finish. Vertical siding must be tonal rather than contrasting.
- Suited stone profiles: Shadow Rock, Weather Edge, Bluffstone, Rustic Ledge, Mountain Ledge, River Rock



### Contemporary



- Front facing gables will intersect with hip or side facing main gable. Roof slope will be minimum 7/12 for side facing gable and 8/12 for hip roof, all with 12" to 18" overhangs
- Secondary roof lines may be shed, hip, or flat
- Unique variations in building form are combined with conventional roof lines for a renewed and vertical presentation. 6" to 12" box outs may be incorporated with or without a roof line. On attached garage product, there will be one variation in plane and the lane product will include two variations
- Entry is covered and integrated into the massing
- Columns/posts are 4" to 8" metal or panel, without collar trims or separate bases
- Lap profile siding and at least one alternate finish will be applied to emphasize the staggered façade. Such finishes include stone, brick, longboard, and flat panel.
- Detailing will include simple surrounds or trims at 4" or 6"
- The ratio of window to wall surface is high, with variations in shape, grouping and placement. Windows may be uncluttered by grills or include a single horizontal grill
- Stone or brick may be applied in panel effect, or as a substantial accent. Stone profiles suited are 'Stacked', 'Cliffstone', and Brick
- Colors suited are warm medium earth tones with a subtle contrast at fascia and trim. Flat panels may be an accent in a lighter tone of the siding.



### Prairie



- Hip roofs only at a 6/12 pitch with 24" overhangs
- The Prairie home has a simplified form, with one or two variations in the façade and roof lines
- Windows are large, organized and consistent in shape. A single horizontal grill/mullion defines the style
- Detailing is simple but weighted (minimum 5") with a horizontal emphasis. Lap profile siding with flat panels and/or wide profile Board & Batten reinforce styling
- Stone or brick may be applied in panel effect. Stone profiles suited are 'Stacked', 'Ledgestone', 'Cliffstone', and Brick
- The entry is recessed and columns are 10" or wider with trims. Entry doors are simple, with plain glass insert
- Colors suited are mid to dark earth tones with monochromatic or darker contrasting trims and stone. Fascia and trim must be a single selection. Flat panels and board and batten may be a dark or slightly lighter tone of the siding



## 6.0 Site Planning and Grading

### 6.1 Conformance to Grading Plan

Site planning and grading must accommodate the natural slope of the land with variations in grade absorbed within the building mass. The Purchaser shall be responsible for the design, construction and costs of any retaining structures and must ensure design grades and lot drainage are not compromised.

### 6.2 Parging

Exposed concrete and parging will be restricted to a maximum of 2' at all visible elevations.

### 6.3 Risers and Entry Steps

The number of risers at the entry steps may be varied by grade and design. Entry steps of more than four risers must be constructed of wood, Composite board or exposed aggregate precast in Dark Brown or Charcoal.

The base of wood verandas/porches will be enclosed to grade. Verandas/porches must be painted or stained in a finished state, in a color blending with the cladding or trim. The landing and treads at the veranda/porch may be left in a natural state.

## **7.0 Repetition**

**Similar or approximately identical elevations must not be repeated within two lots (XOAX) or directly across the street. To be sited adjacent, homes must be markedly different in all elements.**

On lots designated high visibility, repetition must be addressed at both the front and rear elevations.

Predominance of style will be no more than fifty percent of the streetscape. Example: A 12 lot eyebrow or cul de sac could include a maximum of 6 homes in a single style and in no case will a style be repeated more than two lots in a row.

## **8.0 Special Design Considerations**

### **8.1 Corner Lots**

Special design consideration is required, with a higher standard at corner lots on or visible from collector roadways. Flanking side elevations on corner lots must have full front elevation treatment, reflecting appropriate massing, number of openings, detailing, and stylistic distinction consistent with the front elevation

Variation in wall plane is required on all models. Two story models also require substantial roof mass between floors.



Corner Before 'Modern Ranch'



Corner High 'Modern Ranch'



Corner Before 'Modern Ranch'



Corner Moderate 'Modern Ranch'

### **8.2 Rear Elevation**

High visibility rear elevations require special design consideration. Elevations at these locations must reflect stylistic distinction, massing, and detailing consistent with the front elevation. Wall plane must include variation and suitable number of openings.



Rear Before 'Contemporary'



Rear After 'Contemporary'



### 8.3 Walk Out Lots

The rear elevation of these homes must present an integrated building form. A combination of architectural measures will be required to address suitable proportions and diminish massing. Graduated roof lines sloping to view, dormers, decks, detailing and articulated wall planes will be some of these measures. The distance from grade to the first substantial roof line shall not be more than 20'. Decks must be constructed concurrently.



Inappropriate walkout



Appropriate walkout 'Modern Ranch'

### 9.0 Driveways, Garages, Walkways

Driveways and walkways may be constructed of the following materials:

- concrete, broom finish
- stamped and coloured concrete
- exposed aggregate concrete
- concrete pavers, coloured

The walkway to a house from the public sidewalk, curb or driveway must be at minimum, poured concrete in broom finish, 2'6" wide. Individual patio blocks will not be permitted.

#### 9.1 Front Drive Garage Product

Single or double attached, front drive garages, located in accordance with the street furniture plan, will be standard on attached garage product.

##### 9.1a) Driveway Configuration

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.

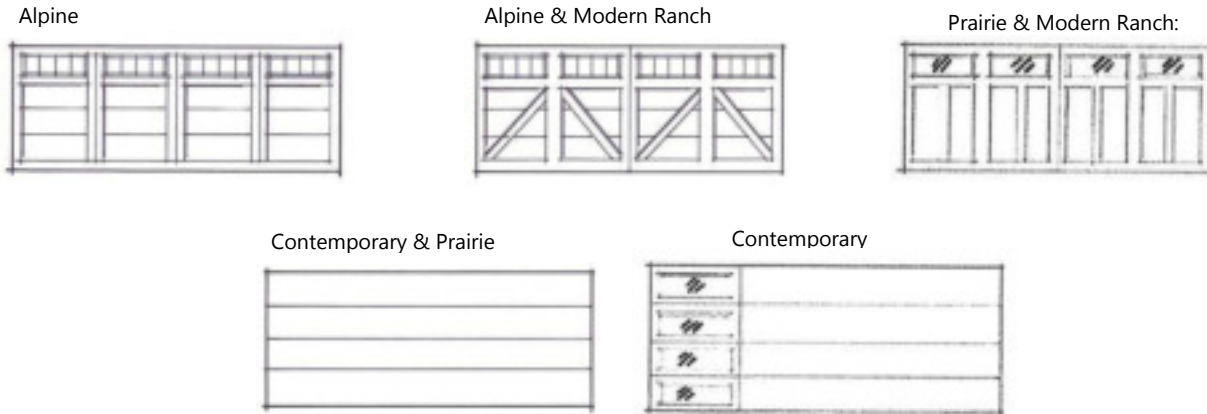
##### 9.1b) Garage Massing

The area above the attached garage must include a bonus room or some development of the second floor, to balance the overall massing

Homes will be designed to integrate the garage and minimize its appearance while enhancing the mass of the house itself. Some architectural measures that can achieve this are proportionate development of the second floor above the garage and an emphasis on entrance treatment. Where the projection of the garage exceeds 24' at the entry side, the entry landing depth must be increased equally. (ie. 26' long garage will require an additional 2' in depth at the entry)

## 9.2 Overhead Doors

Garage overhead doors will be painted to blend with the exterior and enhance the presentation. Corners of overhead doors must be straight or curved. Angled corners will not be permitted. The maximum height of the overhead will be 8'. An upgraded overhead door is required appropriate to style, as illustrated below:



## 9.3 Rear Lane Product

Lane product will include a concrete parking pad within the rear yard, and include an electrical power connection

The parking pad will be provided concurrent with house construction. The approach to the parking pad from the lane must be paved with asphalt or concrete

### 9.3a) Detached Garage

Detached garages should be consistent in style, finish and color with the design of the house. It is not necessary to obtain architectural approval prior to constructing a detached garage.

### 9.3b) Overhead Doors

Overhead doors for rear lane product may be standard design, raised or flat panel in standard white finish, or may be painted to blend with exterior color scheme.

### 9.3c) Walkway

The walkway to a house from the public sidewalk, curb or driveway must be at minimum, poured concrete in broom finish, 2'6" wide. Individual patio blocks will not be permitted.

## 10.0 Roofing

### 10.1 Materials

Approved roofing materials include a standard 3 tab shingle in variegated earth tone shades. Architectural shingles may be utilized in the same colors. Green, red, blue, etc. are not considered earth tones.

### 10.2 Style and Slope

Roof form and slope are specific to architectural style – see style profiles.

### 10.3 Overhangs/Eaves

Eave overhangs are style specific as set out in style profiles, or 12" for zero lot line product

Fascia, minimum 6"

Cantilevers and box outs on visible elevations must include a separate roofline and minimum overhang

### 10.4 Chimneys

Any flues or chimneys must be contained in a corbelled chase, appropriate to style

## **10.5 Solar Panels and Skylights**

Skylights permitted in a flat design, installed inconspicuously.

Solar panels may be installed. When utilized on a garage roof, the panels must be installed at the side yard rather than the entry side. Panels must be operational in a flat mount position only. The shingle must be selected carefully to blend with the colour of the solar panel.

## **11.0 Exterior Cladding**

Siding in Traditional or Bevel profile only will be utilized. Stucco as the ambient finish is not permitted.

**Appropriate**  
Siding profile:



All homes will include an additional finish at the front and high visibility elevations.

Appropriate to design, this finish will be applied to enhance and reinforce the styling. Materials will include but are not limited to:

- Smooth or textured flat panel
- Stucco panels
- Vertical Siding
- Board and Batten
- Decorative shakes
- Longboard siding

## **11.1 Detail Returns**

All trim, accent siding and masonry details must be returned 24" at side elevations

## **11.2 Stone and Brick**

Brick or stone is not a requirement. If utilized, profile and application will be design appropriate – see style profiles.

## **12.0 Defining Details and Entrance Treatment**

See individual style profiles.

Entranceways will be covered at the first level and street facing. The entry width will be no less than 4' in accordance with the revised land use bylaw.

Entry doors will be simple in styling and should include glazing to suit style.

## **13.0 Window Styles and Placement**

See style profiles. Window grills will be minimum 5/8" and these are the same color as sash.

## **14.0 Accessories**

Railings will be traditional picket style at the front elevation for the Alpine and Modern Ranch, and glass panel design for the Contemporary and Prairie styles.

At high visibility rear elevation, railings may be picket style or glass panel, regardless of style.

Homeowners will be responsible to install permanent address numbers prior to final inspection. The selection of house numbers should be appropriate to the architectural design and a personal style statement.

## **15.0 Colours**

Colors will be appropriate to architectural style as set out in the Style Profiles. All colors will be reviewed on an individual basis without repetition on adjacent lots.

Color is integral to defining Graydon Hill. Warm dark earth tones and bold historical colors will be dramatic. All cladding colors will be selected from the Premium Palette in mid to dark tones. Trim and fascia will be a single color. Natural cedar will be an authentic feature on all Alpine Chalet homes. Streetscapes will be diverse without the predominance of one color or tone.

Where a tonal match is restricted by availability, a neutral selection can be made to compliment the color scheme and provide some relief in the streetscapes.

See Appendix 'D' for sample color selections appropriate to style.

## **16.0 Landscaping**

Landscaping must be in a healthy state to pass final inspection. When the landscaping has been completed by the Builder, responsibility for the healthy condition of such landscaping is a matter to be addressed between the Builder and the Homeowner. If the landscaping failed inspection, it will be the Builders responsibility to ensure compliance prior to reinspection.

When the landscaping is provided by the Builder, it is strongly recommended the Builder secure a small deposit from the homeowner, to ensure the landscaping is maintained in a healthy state.

### **16.1 Front Yard Minimum Requirements**

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 objective of the landscape requirements is to achieve greenery.

The minimum landscape standard for all lots shall consist of:

- Sod in the front yard to the front corner of house and/or garage.
- One tree - Coniferous trees (smaller varieties such as weeping spruce, mugo pine, lodgepole pine, etc.) are the preference, minimum size 5' height (or spread if mugo pine). Deciduous tree size minimum 2" caliper.
- Six shrubs (3 deciduous and 3 coniferous) minimum 18" height or spread in a separate bed, defined by edging (vinyl, brick, landscape block, etc.) Shrub bed must be located in the front half of the yard and forward of an attached garage. Perennials may be planted in lieu of deciduous shrubs. Four (4) perennials will be considered equal to one (1) deciduous shrub.
- The side yard at the driveway may be finished in sod or rock/bark mulch

Alternate materials to sod (rock and/or bark mulch) will be permitted if the alternate plan meets the objective of these guidelines to achieve greenery in all front yards within the neighbourhood. The use of hard surface landscaping will require:

- The planting of an additional ten (10) shrubs, minimum
- A variety of rock sizes as well as obvious variations in contours and materials for interest. Colored shale and white landscape rock will not be permitted.
- Artificial turf/grass is not approved for use in Graydon Hill.

The landscaping must be completed, in accordance with these requirements, within six months of occupancy (subject to seasonal limitations).

Note: Landscaping plans cannot be reviewed prior to implementation.

#### *Important Notice Regarding City of Edmonton Updated Landscaping Requirements*

*Please be advised that effective June 2016 the City of Edmonton has new requirements for low-density residential development tree & shrub landscaping. You should be aware of these requirements if your new home is a low-density residential lot. Click here to read the full documentation.*

*If you are not sure what type of lot you have, please ask your builder.*

*At the time of this update, in order to receive your landscape deposit refund from your builder you MUST meet the requirements set forth in the Architectural Guidelines appropriate to your lot, phase, and community. If you have any questions on the City of Edmonton Guidelines you may call 311 directly. Updated information will be posted here should this policy change.*

### **16.2 Deposit**

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. 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.

Completion of fencing is not a requisite to the final inspection, however if fencing is in place at time of final inspection it will be assessed for compliance with the guideline standard for the neighbourhood. Non-compliance will be treated as a deficiency, affecting the refund of landscaping deposit.

### **17.0 Fencing**

All wood screen fencing must be consistent in design and colour with the fencing style established for the subdivision. See Appendix 'B' for fencing details.

Lots backing onto the pond or park may utilize wood screen fence at the side property lines. The fence may be full height to a point 10' forward of the rear property line, where the fence must be ANGLED down to match the height of the developer installed chain link fence at the rear.



### **18.0 Ancillary Buildings/Garden Sheds**

Where such structures are visible from public adjacencies, (perimeter lots, corner lots and lots designated high visibility) exterior finish style and colour shall compliment the house. Roof style and materials are to match the materials used on the house.

The side wall elevations of accessory buildings/sheds shall not extend higher than adjacent fencing.

Accessory buildings on lots designated high visibility must be a minimum of three (3) metres from the rear fence line.

## **19.0 Interpretation**

The enforcement, administration and interpretation of these guidelines shall be at the discretion of MLC Group or its designated consultant. The unfettered application of these guidelines shall be without notice or precedent.

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.

## **20.0 City Regulations**

Formal standards for development will be those established in the City of Edmonton Land Use Bylaw. Conformity with these architectural requirements does not supersede the required process of The City of Edmonton. However, it shall be the Builder's responsibility to consider the implications of zoning bylaws with respect to height, etc. when designing the home. Reducing roof slopes to lower the overall height of a building will not be permitted to compromise the architectural integrity of the style.

## **21.0 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.

## **22.0 Subdivision Appearance**

### **22.1 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.

### **22.2 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.

### **22.3 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 cleanup of the subdivision implemented by the Developer can and will be charged pro-rata to all builders.

### **22.4 Construction Activity**

Each Builder is responsible for inspecting the condition of curbs, sidewalks, street lights, water curb cock (cc) services, boulevard landscaping on or adjacent to 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.

## **23.0 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 to MARIAH CONSULTING LTD. Applications must be submitted through MARIAH CONSULTING LTD's online Clearview System. Please contact MARIAH CONSULTING LTD for log in information.

Application shall include the following:

- a) One complete set of house plans; 3/16" or 1/8" = 1'
- b) One Copy 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 specs.
- 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 working days.

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.

#### **24.0 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 additional 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) \$7,500.00 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 \$10,000.00 for all of the Lots purchased in the applicable Subdivision Stage.

#### **24.1 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:

- c) 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;
- d) 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;
- e) The Purchaser has otherwise fulfilled all of its obligations under the Lot Purchase and Sale Agreement; and
- f) 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](http://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.



# APPENDIX "A" COMMUNITY PLAN

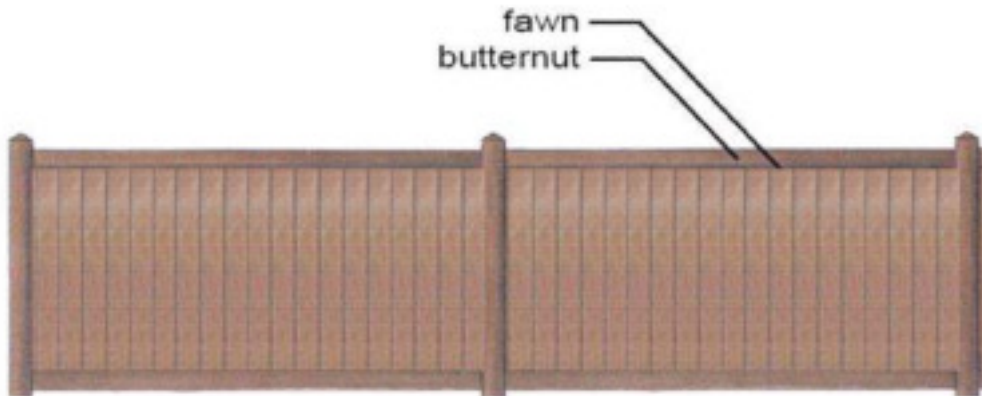


# PHASE PLAN

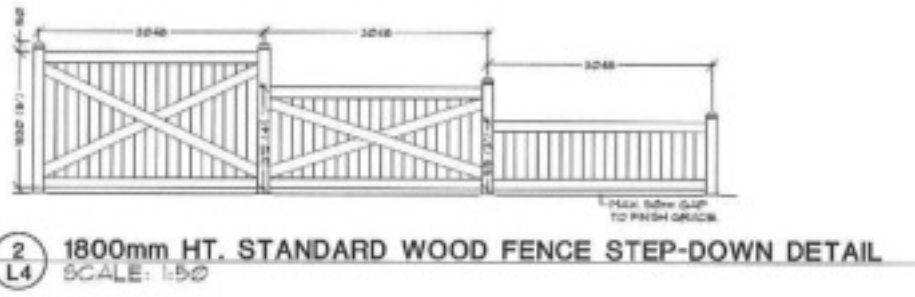
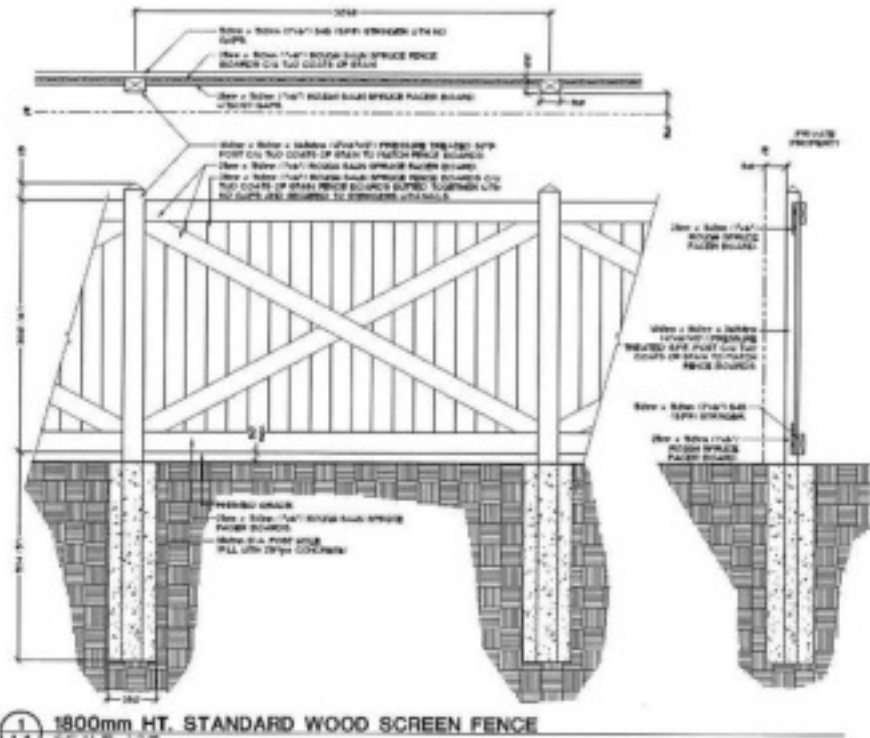


## APPENDIX "B" WOOD FENCE NOTES



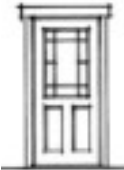

1. All timber posts and beams to be pressure treated pine or fir, rough sawn timber painted with two coats solid wood stain by Cloverdale on both sides prior to installation.
2. All lumber shall be clean, construction grade pine, fir or spruce members, finished as per the details unless otherwise specified.
3. All lumber shall be straight, sound and free of splints, warps, cracks large knots and other defects.
4. All colours and type of stain are as per the details and to be applied as per the manufacturer's specification and are to be submitted to the landscape architect for approval prior to proceeding.
5. **All wood to be pre-stained with Cloverdale stain. Butternut: posts and rails stringers Fawn: boards**
6. All dimensions are in millimeters (mm) unless otherwise noted.
7. Ensure that front of post is 1.5 meters from gasline.
8. All wood screen fences to be placed 150mm inside private property without columns and 575mm with columns.
9. All hardware to be galvanized.
10. Pressure treated posts to be treated with a solution of pentachlorophenol and petroleum to CSA-080
11. Nails to be 89mm Ardox coated for boards (3 Per Board)
12. Contractor to call Alberta First Call at 1-800-242-3441 to have existing utilities located prior to start of any construction.
13. This drawing to be read in conjunction with the written specifications, drawings and details for the project.



WOOD FENCE DETAIL



**APPENDIX "C"**  
**STYLE SUMMARY**

	<b>Modern Ranch</b>	<b>Contemporary</b>	<b>Alpine Chalet</b>	<b>Prairie</b>
<b>Roof Slope/ Overhangs *</b>	Main 6/12 Facing gables 7/12 12" overhangs	8/12 Cottage & facing gables 6/12 Side facing gable 12"-18" overhangs	Facing gables 7/12 Main 6/12 24" overhangs	6/12 24" overhangs
<b>Roof Style</b>	Gable Only See Style Profile for Cottage @ Secondary roofs only	Gable or Cottage	Gable Only	Cottage Only
<b>Articulation (# of variations)</b>	⊙ or 1	Front Drive - 1 Lane - 2	2	1 or 2
<b>Additional cladding material</b>	Vertical siding Stone or brick	Smooth panel Longboard Stone or brick	Cedar shakes Vertical siding Stone	Smooth panel Board & Batten Stone or brick
<b>Trims</b>	3" or 4"	4" or 6"	6"	5" or 6"
<b>Louvers</b>	Tall & narrow	⊙	⊙	⊙
<b>Shutters</b>	⊙	⊙	Board & Batten	⊙
<b>Window Grills</b>	single +	⊙ or single —	⊙ or traditional #	single —
<b>Entry Column</b>	6" or 8" simple	4" to 8" simple	8" or larger	10" or larger
<b>Entry Door Sample Style</b>				

\*Note: Roof overhangs on homes designated "zero lot line" are restricted to 12"

## APPENDIX “D” COLORS

**Alpine Chalet** - Colors suited are warm, dark earth tones with tonal fascia and trim in a single selection. Shakes must be Natural Cedar in a clear coat finish. Vertical siding or Board & Batten siding must be tonal rather than contrasting.

*Suited Stone Profiles: Shadow Rock, Weather Edge, Bluffstone, Rustic Ledge, Mountain Ledge, River Rock*

Siding	Fascia & Trim	Vertical Siding	Shakes	Stone
Aviator Green	Cactus*	Muskoka Green	Natural Cedar	Saratoga Rustic Ledge
Rockaway Grey	Aztec	Khaki Brown	Natural Cedar	Coos Bay Bluffstone
Caribou Brown	Chocolate	Chestnut Brown	Natural Cedar	Bronze Shadow Rock
Spring Moss	Clay	Muskoka Green	Natural Cedar	Sierra Mountain Ledge

**Modern Ranch** - Colors suited are warm, dark earth tones and bold historical colors. Trim and fascia will be tonal rather than contrasting, in a single color. Vertical siding as the secondary finish must be tonal or a complimentary contrast.

*Suited Stone Profiles: Stacked Stone, Pro-Fit or Brick*

Siding	Fascia & Trim	Vertical Siding	Stone
Annapolis Blue	Pacific Blue	Khaki Brown	Chapel Hill Stacked Stone
Eggplant	Antique Brown*	Chestnut Brown	Black River Stacked Stone
Richmond Red	Burgundy	Chestnut Brown	Santa Fe Stacked Stone
Muskoka Green	Clay	Khaki Brown	Nantucket Stacked Stone

**Contemporary** - Colors suited are medium earth tones with a subtle light or dark contrast at fascia and trim. Fascia and trim must be a single selection. Flat panels may be an accent in a lighter tone of the siding.

*Suited Stone Profiles: Stacked Stone, Brick, Cliffstone*

Siding	Fascia & Trim	Panels	Stone
Khaki Brown	Wicker	match Brownstone/ Hardie Monterey Taupe	Castaway Stacked Stone
Timberbark	Clay	match Khaki Brown/ Hardie Woodstock Brown	Montecito Cliffstone
Aviator Green	Cactus*	match Sage/ Hardie Monterey Taupe	Nantucket Stacked Stone
Spring Moss	Clay	match Clay/ Hardie Woodstock Brown	Castaway Stacked Stone

**Prairie** - Colors suited are mid to dark earth tones with monochromatic or darker contrasting trims and stone. Fascia and trim must be a single selection. Flat panels may be a lighter or darker tone of the siding.

*Suited Stone Profiles: Stacked, Ledgestone, Cliffstone, Brick*

Siding	Fascia & Trim	Panels	Stone
Gunmetal Grey	Black	match Hardie Aged Pewter	Banff Springs Cliffstone
Caribou Brown	Nutmeg	match Hardie Chestnut Brown	Lantana Cliffstone
Rockaway Grey	Iron Ore	match Hardie Iron Grey	Bow Valley Mountain Ledge
Timberbark	Aztec	match Hardie Timberbark	Bitterroot Mountain Ledge

Siding colours referenced are from the Mitten Premium Designer palettes.

Stone referenced is manufactured by Eldorado.

Fascia/Trim colours referenced are Mitten, unless noted \*Royal. Fascia/Trim colours for the Alpine Chalet & Modern Ranch style are the best tonal match for the corresponding siding. Alternative manufacturers' products will be approved if deemed suitable.