

# VILLAGES desrochers

## Architectural Guidelines



National

Modern

Contemporary

Modern Ranch

Heritage

## PHASE 4

Revised June 2019



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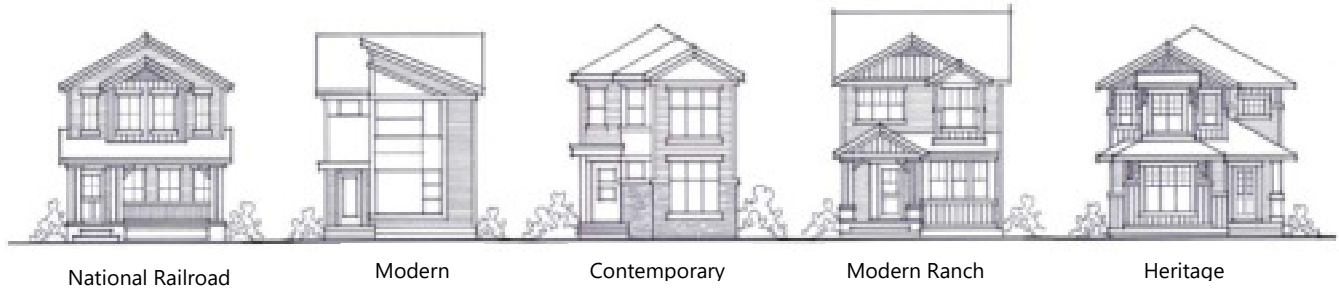
### **1.0 Introduction**

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**

The theme of this community is diversity and relaxed styling. Streetscapes will be an eclectic blend of contemporary and classic with five distinctive architectural styles.

Encouraging originality and individual expression, style preferences will be selected from Heritage, Modern Ranch, Contemporary, Modern and National Railroad design styles.



### **3.0 House Size, Massing**

#### **3.1 Streetscape**

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. Massing, style and setback may be adjusted on a lot to lot basis, to enhance the streetscape. Entranceways will be covered at the first level.

#### **3.2 Minimum House Width**

Minimum house width for Front Drive RSL: 24' (without offset of garage).

Minimum house width for Front Drive Zero Lot Line: Building Pocket width as called up in lot plan (without offset of garage)

A garage offset of more than 3' will require extension of the second floor development above to no less or more than 50% of the offset

Homes with an oversized garage (24'+ wide) must include articulation in the form of a jog, to break up the expanse of flat wall plane and roof line.

### **4.0 Model/Style Selection**

Each builder will market product of no less than three different architectural styles. All homes will be two story design.



## 5.0 Style Profiles



### Heritage

- Gabled or hip roofs with inset front facing gables, minimum 5/12 main roof pitch with minimum 8/12 pitch at front facing gables and 1'6" to 24" overhangs
- Massing reflects an articulated façade with variations in plane and roof lines
- Enclosed veranda or porch entrance
- Columns/posts are 6" to 10" metal or panel clad in a wide variety of traditional styles
- Lap profile siding with flat panel, B & B, vertical siding or shakes installed as an additional finish at all visible elevations
- Detailing is decorative and reinforces the styling with 5" to 8" trims
- Windows are vertical in orientation and ample, with 5/8" grills in traditional pattern
- Stone or brick are suited and if installed must be to a minimum height of 5'
- Colors are mid to dark earth tones or historical colors. Fascia and trim must be contrasting in light or dark hues



### Modern Ranch

- Gabled roof lines with cottage roofs restricted to garage or entry only. Dutch gables not permitted
- Minimum roof pitch 7/12 with 1'6" overhangs
- Massing may present a flat façade or include variation in wall plane at the second floor
- Entry is covered at the first level with a shed or cottage roof. An awning style shed may be a feature
- 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)
- The absence of ornamentation is evident, horizontal and vertical sidings dominate the facade and emphasize the simple lines and even planes. Asymmetric elements may add interest. Openings are trimmed with 3" or 4" surrounds. Gable ends will include 4" shadow band
- Simple window groupings and placements punctuate the style and include a single 5/8" horizontal and vertical grill
- Stone or brick may be applied in panel effect. Stone is suited in 'Stacked' profile only
- Colors are warm dark earth tones and bold historical colors with tonal fascia and trim



### 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, with 12" to 18" overhang.
- 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 without a roof line
- Entry is covered at the first level 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
- Colors are warm earth tones with subtle contrasts at fascia and trim



### Modern

- Simple shed roofs and front facing gables will intersect gabled or hipped main roof line, dominating the façade. Main roof slopes will be minimum 5/12. Sloped roofs may be paired with a secondary flat roof feature
- Unique variations in building form may include asymmetric elements, applied in an organized fashion
- Entrances are simple and uncluttered porticos, framed by unique cover
- Lap profile siding is utilized with alternate finishes dominating the front elevation. Finishes include smooth or textured panels, vertical siding, Longboard siding, corrugated aluminum
- Detailing is minimal and may include 3" or 4" trim surrounds
- Windows are expansive with variations in shape and placement, and may include a single horizontal or vertical grill
- Stone or brick may be applied in panel effect or as an accent
- Colors are warm dark earth tones with bold rich contrasts in smooth or reflective finishes.



### National Railroad

- Gable roof lines will dominate. Hip roofs may be utilized with intersecting, open gables facing view. Minimum roof slope 7/12 with 12" overhangs
- Massing may present a flat façade or include variation in wall plane at the second floor
- Enclosed veranda or porch entrance with minimum 5' landing depth
- Lap profile siding with vertical siding applied in panel effect or accent. Shakes are discouraged.
- Detailing is simple 6" sill battens with 8" crown trim, extended 2" past frame and 6" shadow bands. A simple angle brace and column style with triangular gable louvers will define the style
- Windows have vertical orientation and may include rectangular or elliptical transoms (rake, half round or octagonal windows will not be permitted)
- Stone and brick may be applied in panel effect or as a substantial accent (5' high with 6" or 8" top trim)
- Brighter colors are encouraged and there must be a strong contrast at the fascia and trim.

## **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 is 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**

### **7.1 Single Front Drive and Lane Product**

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

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

Streetscapes will be diverse without a predominance of one style. Architectural style repetition will be restricted to adjacent lots (no more than two of the same style 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 'Contemporary'



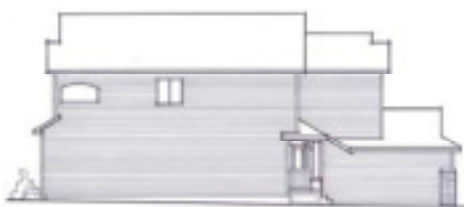
Corner After 'Contemporary'



Corner Before 'Modern Ranch'



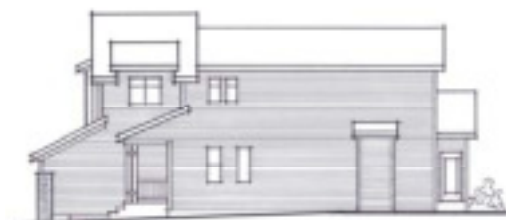
Corner After 'Modern Ranch'



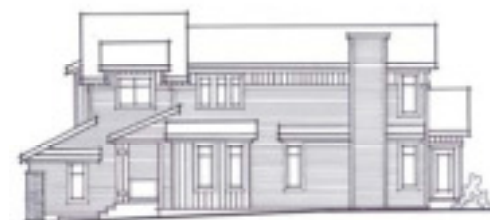
Corner Before 'National Railroad'



Corner After 'National Railroad'



Corner Before 'Modern'



Corner After 'Modern'





Corner Before 'Heritage'



Corner After 'Heritage'

**8.2a Rear Elevation, High Visibility**

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.

Lot Affected: Lot 27, Block 4



Rear Before 'National Railroad'



Rear After 'National Railroad'



Rear Before 'Contemporary'



Rear After 'Contemporary'

**8.2b Rear Elevation, Modern Visibility**

Moderate visibility rear elevations require special consideration at the 2<sup>nd</sup> floor only. These elevations must reflect stylistic distinction and detailing consistent with the front elevation. Openings of a number and size appropriate to the wall area are required with variation in wall plane and roof line. Second floor cantilevers must be anchored by a roof line or appropriate treatment.

Lots affected: Block 4, Lots 28 to 83

### 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 'Heritage'



Inappropriate walkout



Appropriate walkout 'Contemporary'



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

In all cases where coloured concrete or pavers are used, the colours must be expressly approved at time of application.

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**

Double attached, front drive garages, located in accordance with the street furniture plan, will be standard on RSL front drive product. Single garages will be optional on zero lot line front drive product. Single garages will be considered on an individual basis for RSL front drive 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.

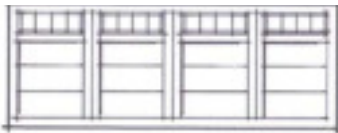
#### **9.1b) Oversized Garages**

Oversized (24'+ wide) garages will require articulation in the way of a jog with a separate roofline and front facing window.

### **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. An upgraded overhead door is required appropriate to style, as illustrated below:

National Railroad, Heritage & Modern Ranch:



National Railroad & Heritage:



National Railroad & Modern Ranch:



Modern & Contemporary:



### **9.3 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.

For the Heritage, Modern Ranch and National Railroad styles, the development above the garage must provide for roof mass between levels and should not exceed 75% of the garage projection. Models with thoughtfully articulated facades and roof lines may extend to within 4' of the garage front.

For the Contemporary and Modern styles, development of the area above the garage may be pulled forward to be flush or overhanging the garage below. This alteration of scale and massing will include features such as layering of finishes, beam details, pergola framing and bump outs to reorder the scale.

#### **9.4 Rear Lane Product**

Lane product will include a concrete parking pad within the rear yard, as determined by product type, 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

#### **9.4a) 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.

#### **9.4b) 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.

#### **9.4c) 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 specific to architectural style – see style profiles.

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**

All homes built in Villages **must be constructed "solar ready"** for future installation of solar panels.

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.

See Appendix "C" for detailed Solar Ready Requirements.

### **11.0 Exterior Cladding**

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

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
- Corrugated Aluminum
- Cedar longboard siding

These additional finishes may be a tone of the ambient siding or highlighted by a contrasting color.

### **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 profile and application will be design appropriate – see style profiles.

The following are examples of style appropriate profiles in Eldorado:

Heritage – Mountain Ledge, Shadow Rock, Cliffstone, Rustic Ledge, Field Ledge, Bluffstone, River Rock, Country Rubble, Brick

Modern Ranch – Stacked, Brick

Contemporary – Stacked, Brick, Cliffstone

Modern – Stacked, Ledgecut, Brick, Cliffstone

National Railroad – Mountain Ledge, Stacked, Rustic Ledge, River Rock, Brick

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

See individual style profiles. Entranceways will be covered at the first level. Entry doors will be simple in styling and should include glazing to suit style.

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.

### **13.0 Window Styles and Placement**

See style profiles. Window grills will be minimum 5/8".

### **14.0 Accessories**

Railings will be traditional picket style at the front elevation for the Heritage, Modern Ranch, and National Railroad styles.

Railings may be glass panel design for the Contemporary and Modern styles.

At 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. Colors will not be repeated on adjacent lots. Trim and fascia will be a single color. A third accent color is required in a bright/bold selection that is not a tone of the primary colors. Streetscapes will be diverse without the predominance of one colour or tone.

Colour Sample Selections by Style:

**National Railroad** - Brighter colors are encouraged and there must be a strong contrast at the fascia and trim.

*Suited Stone Profiles: Mountain Ledge, Stacked Stone, Rustic Ledge, River Rock, Brick*

Siding	Fascia & Trim	Panels/Accent siding	Shakes	Entry Door	Stone
Estate Grey	Ironstone	Harvard Slate	N/A	CL2276A Bay of Many	Black River Stacked
Brownstone	Commercial Brown	Linen	N/A	CLC1212N Fuji	Bitterroot Mountain Ledge
Redwood*	Linen	Pebble Clay	N/A	CLC1284N Nerd	Saddleback Rustic Ledge
Heritage Blue*	White	Brownstone	N/A	CH090 Mayne Island	Rio Grande River Rock

**Modern** - Colors are warm dark earth tones with bold rich contrasts in smooth or reflective finishes.

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

Siding	Fascia & Trim	Longboard/Vertical siding	Panels/Accent siding	Entry Door	Stone
Pebble Clay	Commercial Brown	Olivewood	Evening Blue	CLC1279N Bull Shot	Chapel Hill Stacked
Cypress	Commercial Brown	N/A	Woodstock Brown	CLC1287N Woody	Onyx Ironspot (Hebron Brick)
Stratus^	Sable^	Cordoba Cherry^^	Rich Espresso	CH005 French River	Slate Grey Stacked
Granite*	Clay	N/A	Countrylane Red	CL3217N Topsoil	Banff Springs Cliffstone

**Contemporary** - Colors are warm earth tones with subtle contrasts at fascia and trim.

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

Siding	Fascia & Trim	Crezone/Panels	Shakes	Accent	Stone
Harvard Slate	Charcoal	CL3215D Elf	N/A	CH085 Barkley Sound	Slate Grey Stacked
Pebble~	Dark Drift~	CL2865D Exile	N/A	CH011 Spirit Bear	Lantana Cliffstone
Flagstone (Sage)	Cactus	CL3014D Diego	N/A	CH005 French River	Silverado Brick
Natural Cedar*	Chocolate	CL2657N Asteroid	N/A	CLC1290N Cowabunga	Santa Fe Stacked

**Heritage** – Colors are mid to dark earth tones or historical colors. Fascia and trim must be contrasting in light or dark hues

*Suited Stone Profiles: Mountain Ledge, Shadow Rock, Cliffstone, Rustic Ledge, Bluffstone, River Rock, Country Rubble, Brick*

Siding	Fascia & Trim	Crezone/Panels	Shakes	Accent	Stone
Brownstone	White	Timberbark	Sandalwood #821	CL2997N Soiree	Montecito Cliffstone
Harvard Slate	Ironstone	Aged Pewter	Greystone #824	CLV1171N Working Class	Stacked, Black River
Cypress	Royal Linen	Mountain Sage	Red Cedar #834	CH003 Maple Syrup	Mountain Ledge, Bitterroot
Redwood*	Wicker	Monterey Taupe	Aged Cedar #832	CH004 Buffalo Narrows	Coos Bay Bluffstone

**Modern Ranch** - Colors are warm dark earth tones and bold historical colors with tonal fascia and trim.

*Suited Stone Profiles: Stacked Stone, Brick*

Siding	Fascia & Trim	Vertical Siding	Shakes	Accent	Stone
Shamrock*	Cactus	Clay	N/A	CH005 French River	Stacked, Castaway
Rockaway Grey*^	Aztec^	Khaki Brown*^	N/A	CH018 Barkerville	Stacked, Black River
Caribou Brown*^	Chocolate^	Chestnut Brown*^	N/A	CLC1289N Lava Cake	Stacked, Santa Fe
Spring Moss*^	Clay^	Rainforest*^	N/A	CH003 Maple Syrup	Stacked, Slate Grey

\*Denotes premium siding colour

Siding colours referenced are manufactured by Royal, unless noted ~Gentek, ^Mitten, ^^Mitten Longboard siding

Stone referenced is manufactured by Eldorado, unless noted

Shake colours referenced are manufactured by Foundry

Entry door/Accent colours referenced are manufactured by General Paint

## **16.0 Landscaping**

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

It is the responsibility of the homeowner or builder (Refer to Paragraph 17.2 to determine whom) 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 sideyard 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 Desrochers

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.

*When a re-inspection is required, the bottom portion of the original failed report must be signed and dated by the builder, to confirm deficiencies have been rectified, prior to resubmission to the Architectural Consultant. The developer provides for a final inspection and a single re-inspection if required. If additional inspections are requested, a charge will be incurred by the builder, in the amount of \$250.00 (two hundred fifty dollars) plus GST, payable to Mariah Consulting at time of the request.*

## **16.2 Deposit**

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

Detached Zeros – The builder will be doing the front yard landscaping for the homeowner and will not be collecting a deposit from the homeowner.

Front Drive RSL and Zero Lot Line RSL – The homeowner is responsible for the landscaping and deposits are as follows:

- 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 builder 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.1' and 'B.2' for fence details. Fence detail 'B.1' is representative of the Developer installed fencing throughout the subdivision. Fence detail 'B.2' is a simplified form of the Developer installed fencing. Either detail may be utilized

## **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**

The designated surveyor, Stantec, 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 clean up 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. Notice of any damages must be given to the Developer prior to commencing construction, through Lot Works within 21 days of access to the lot. Otherwise, costs for repairing any damages become 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.

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 builder 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.

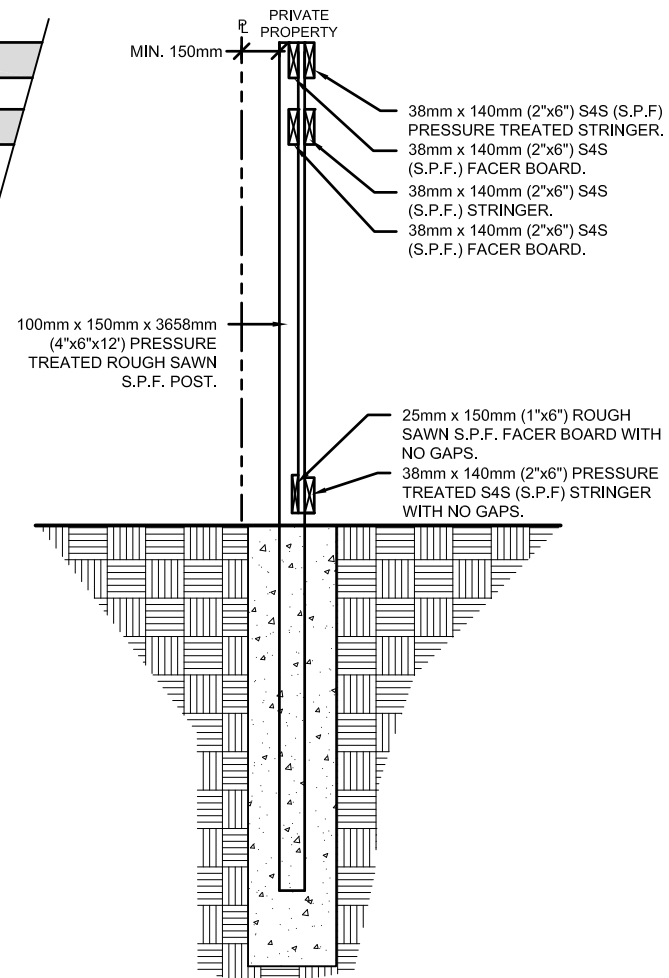
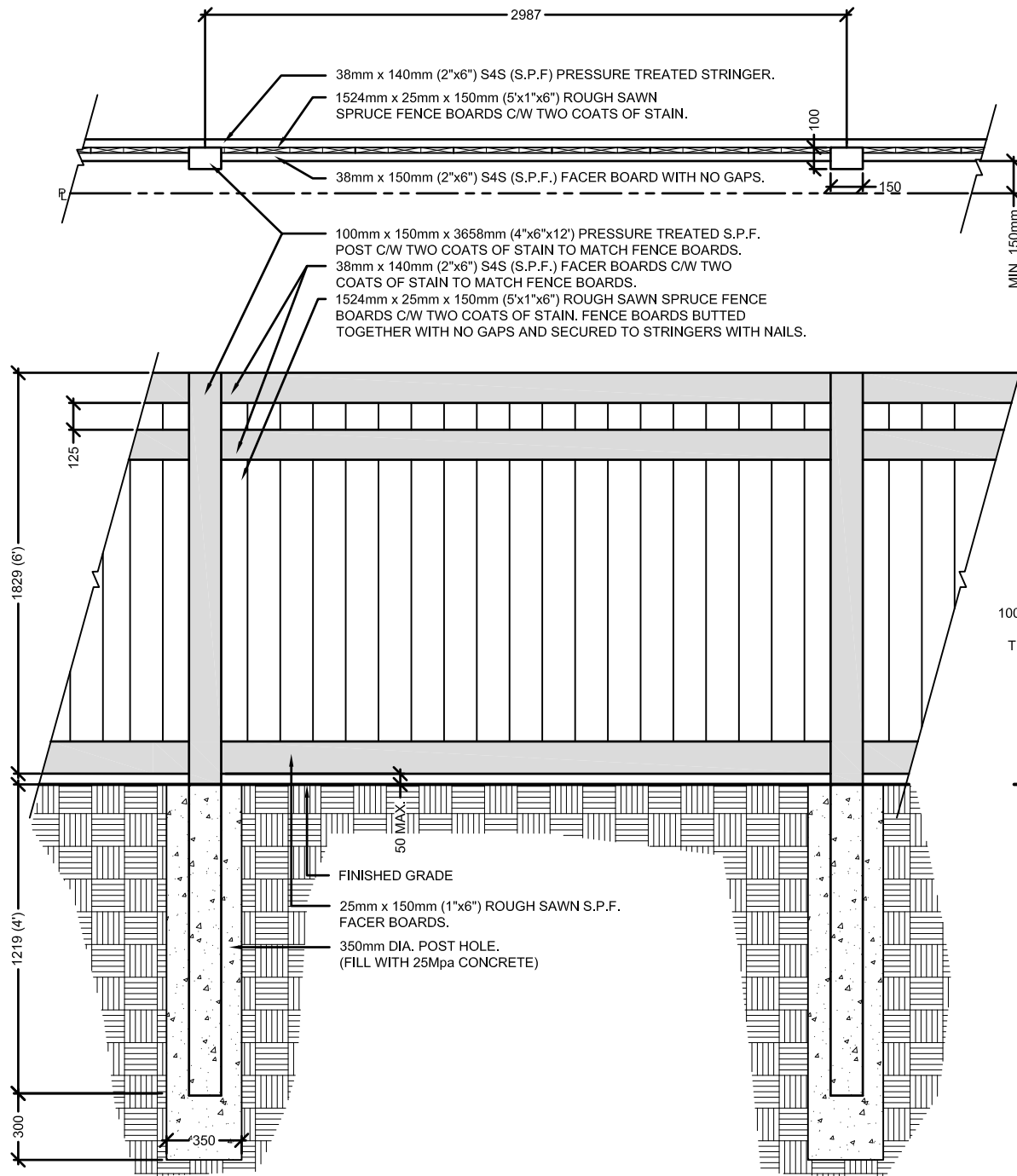
It is the responsibility of the Purchaser to ensure that the Improvements are maintained until FAC is issued by the Municipality and until such time as the Security Deposit is returnable to the Purchaser as aforesaid.





## 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, #1, 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 TYPE OF STAIN TO BE APPLIED AS PER MANUFACTURER'S SPECIFICATION.
5. ALL WOOD TO BE PRE-STAINED WITH "HERITAGE BLUE" BY CLOVERDALE BOTH SIDES PRIOR TO INSTALLATION.
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.
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 STRINGERS TO POSTS AND 57mm ARDOX COATED FOR BOARDS (3 PER BOARD).
12. CONTRACTOR TO CALL ALBERTA ONE CALL AT 1-800-242-3447 TO HAVE EXISTING UTILITIES LOCATED PRIOR TO START OF ANY CONSTRUCTION.



**1800mm ht. STANDARD WOOD SCREEN FENCE**  
**SCALE: N.T.S.**

**APPENDIX “C”  
SOLAR READY REQUIREMENTS**



Solar Ready is a simple yet effective way for builders and homebuyers to build for the future.

Consumer Benefits of Solar Ready

Solar Ready is a cost effective way to be prepared for future rise in energy costs. Future solar installations will be easier and energy savings will be optimized.

Essential Elements for Desrochers

This document specifies the essential elements required for making a new home ready for the future installation of roof-mounted solar power system or photovoltaic (PV) system as it is also known. A few simple considerations in the design and construction of a new home can result in savings in the future when the homeowner is ready to install a solar power system.

Required Elements	Builder Benefits
1. A suitably sized, oriented and unobstructed location on the roof for future installation of solar panels.	Set for Solar is easy to do, easy to understand and easy to sell.
2. An electrical outlet at the house electrical main and wall space for a solar energy communication and monitoring unit.	It provides opportunities to educate consumers about solar energy systems and sell them as an option.
3. Dedicate two breaker positions at the bottom of the electrical main panel for the future installation of a solar power system.	It is an inexpensive and cost effective way to show a commitment to green building and support for solar power.
4. For 100A electrical service from EPCOR insure that the breaker panel has a bus rating of a minimum of 125A.	It will make your home compliant with the electrical code when a solar power system is added in the future.
5. Label Solar Ready Components in the house.	It provides an opportunity to differentiate yourself and market to homeowners.
6. Identified locations of future components on construction plans and owner’s diagrams	Homebuyers view it as part of your overall commitment to quality.

**1. Solar Ready Requirements – Roof Location:**

For each house model, provide a minimum of 100 sq. ft., with no dimension less than 7', of unobstructed roof;

Provide an orientation of the roof location anywhere from East to West.

Note: If the orientation of the model is not known then show 2 locations on opposite sides of the roof (180 degrees apart). This way, however the model is placed, one of the locations will be pointing between East and West.

## Helpful Hints for the Roof Location

Vaulted or cathedral ceilings may mean the attic isn't accessible so you may need to exit the roof and run cable over the roof to route solar wires to the electrical main.

Skylights, plumbing stacks and roof vents within the designated area will need to be relocated.

Typical solar panels will not weigh enough to require truss changes in Edmonton.

### **2. Provide an Electrical Outlet Near the Electrical Main**

Most solar power systems will require an electrical outlet for operation of the energy communication and monitoring unit. This is an essential part of making solar power relevant to home owners.

Provide one 120 volt non-GFCI outlet within 5' of the electrical main.

Provide 1' x 1' of wall space for solar energy communication and monitoring unit.

### **3. Dedicated Breaker Positions for Future Solar**

Dedicate two breaker positions at the bottom of the electrical main panel for the future installation of a solar power system.

#### Helpful Hint

In your scope of work for electrical trades specify this and request that they label the breaker spaces "Future Solar".

### **4. 125 Amp Bus Rating**

For 100A electrical service from EPCOR insure that the breaker panel has a bus rating of a minimum of 125A. This is a standard configuration for an electrical panel but it is essential that the manufacturer of the breaker panel clearly indicates this on its labeling.

### **5. Label Solar Ready Components in the House.**

Solar Ready components should be clearly identified for future homeowners. This will assist both in marketing and in the future installation of solar power systems.

#### Solar Ready Labels:

Breaker Positions on the Electrical Main – "Future Solar"

Dedicated Electrical Outlet – "Solar Monitoring Unit"

### **6. Location of Components on the Construction Plans**

It is important that all of the elements needed for future installation of a solar power system be identified on the construction plans for future reference. This will make it easier for homeowners and contractors to install the future system cost effectively.

#### Solar Ready Program Requirements – Construction Plans Identification:

Clearly Identify:

The roof location(s) for solar panels installation

1'x1' of wall space within 5' of electrical main for Solar Energy Monitoring Unit