

^{the} Uplands of Mactaggart

MACTAGGART STAGE 5

ARCHITECTURAL AND LANDSCAPE GUIDELINES

This document outlines the Design Guidelines for The Uplands of Mactaggart Phase 2, a comprehensively planned community in Edmonton. These Guidelines are specific to lots 32 to 41 in Block 14.

These Guidelines will direct home buyers, designers and builders toward appropriate building forms and details as well as lot landscaping and fencing.

This document is the mechanism whereby the Developer will exercise design control over building design and lot landscaping and as such forms part of the Agreement for Sale as follows:

- The Purchaser agrees that the Developer prepares, implements and enforces Design Guidelines;
- The Purchaser agrees that the Design Guidelines form a charge running with the land and shall be protected in title by the Developer by means of a Restrictive Covenant;
- The Purchaser agrees to be bound by the Design Guidelines.

No house sale is to be represented to a prospective house Purchaser as final until the Developer has given the final approval of plans, elevations, lot siting and colour scheme. Where the House Builder is the Purchaser, the House Builder shall be fully and solely responsible for such representation to the subsequent Purchaser.

Setting the Standard for Edmonton's Premier Ravine Communities

1.0 DESIGN GUIDELINES AND OBJECTIVES

There are two primary objectives that have been considered in developing the Design Guidelines.

- 1.1 The Image of the Community – the general architectural thrust will encourage richly detailed homes which are uniquely suited for the individual single family lots.
- 1.2 The Quality of the Community – the Design Guidelines are the mechanism which encourages the community to be of the highest quality, reflecting its comprehensively planned image, appropriate to the setting.

House plans will be reviewed in terms of their adherence to these Guidelines. The Developer may require certain modifications to house plans and/or specifications where it is felt that a modification is required to take advantage of unique lot characteristics or to conform to the overall objectives of the Design Guidelines.

The massing and size of each home must reflect appropriate scale within the streetscape and present the caliber of design befitting this prestigious neighbourhood and extraordinary setting. Homes will be reviewed on their individual merits of design, massing, proportion and compatibility. Acceptability of such designs will rest solely with the Developer.

Applicants may provide alternative details to those outlined in these Guidelines providing that it is demonstrated that conformity to the overall objectives for the quality of the area is being maintained. The acceptability of such alternatives is solely at the Developer's discretion.

2.0 CITY OF EDMONTON STANDARDS

All Developments shall comply with the City of Edmonton Land Use Bylaw. Conformity with these Guidelines does not supersede the required approval process of the City of Edmonton.

3.0 BUILDING MASSING AND SITING

Building massing and siting should reflect careful consideration of the lot characteristics, relationship and orientation. Building mass, siting and style may be adjusted on a lot to lot basis to enhance the streetscape. Setbacks may be adjusted accordingly.

3.1 Setbacks and Separation Space

City of Edmonton RSL land use bylaw shall apply to all lots.

3.2 Siting

The siting of dwelling units shall reflect the attributes of topography, views, exposures and the need for privacy. House siting should be examined to ensure proper lot drainage and compatibility with siting on adjacent lots.

3.3 Massing

There is intent to provide an overall site composition of sloped roofs, which allow for an expression of uniqueness for individual residences and the internal functions of each house. Houses within the same street or cul-de-sac are to have a consistency of apparent volume.

3.4 House Sizes

- a. The minimum floor areas that will be permitted in the Uplands of Mactaggart Stage 5 are as follows:

Bungalow	1500 s.f.
1-1/2 Storey	2000 s.f.
2 Storey	2200 s.f.

- b. In no case shall the house be less than 90% of the building pocket maximum.
- c. All houses on corner lots, because of their high profile, require special design considerations. Flanking side elevations on corner lots must have full front elevation treatment, reflecting appropriate wall heights, window placement and detailing consistent with the front elevation.

Variation in wall plane is required on all models. Two story models also require substantial roof mass between floors, preferably achieved with the second floor setback from the vertical plane of the lower level.



Illustration 4-1
Corner Inappropriate



Illustration 4-2
Corner Appropriate

3.5 Lot Grading

- a. Lot grading is to be consistent with the subdivision grading plan. Grade variations should be absorbed within the building mass, to minimize steeper slopes and contrast between lots. The Developer reserves the right to adjust the grading requirements between units after plans for any affected homes have been submitted.
- b. It is the responsibility of the Purchaser, after the final grading is complete, to provide the Developer with a Certificate of as-Built Grades prepared by the Designated Surveyor that certifies compliance of the actual finished grades with the approved grading plan, as well as a Final Lot Grading Certificate from the City of Edmonton.
- c. Any retaining walls are to be approved by the Developer and are the responsibility of the Purchaser.
- d. Front entry steps are to be a maximum of three risers per set. Where the grade elevation calls for more than three risers, the run must be split. Exceptions to this requirement may be granted in consideration of unique design and/or topography.
- e. A maximum of 2' of parged concrete will be permitted on all elevations of the home. Variation in grade and basement design may require the exterior cladding material be lowered or extended to within 2' of ground level.

3.6 Repetition

Designs with approximately identical house elevations may not be repeated more often than every fourth house.

4.0 MATERIALS

4.1 Roof Materials

- a. Approved roof shakes or tiles include:
 - Wood shakes
 - Decra roofing tile or shakes in muted earth tone colours only. Red, clay, green and blue are not permitted.
- b. Approved roof shingles include:
 - IKO, Cambridge Series 30, in Weatherwood or Dual Black
 - BP, Harmony Series 20, in Stonewood or Shadow Black
 - GAF, Timberline 30, in Weatherwood or Charcoal Blend
 - ELKE Prestique, in Weatherwood or Sablewood.
- c. The minimum roof pitch is 6:12 except for bungalow models which may require 7:12 or greater to adjust massing.
- d. Roof overhangs will be consistent with and appropriate to the architectural style of the home.

4.2 Exterior Finishes

- a. Exterior treatment should be restricted to two dominant materials. The predominant finish on the front elevation must be consistent on side and rear elevations.
- b. Brick or stone, a minimum of one hundred and fifty square feet, will be required in a panel effect at the front elevation. For example, if brick is applied at the garage front, it must extend the height of the garage including above the overhead door to create a panel effect. Brick applied as an accent will not be permitted.
- c. Flanking side elevations on lots visible from public adjacencies (parks, flanking street and walkways) will require installation of an additional fifty square feet of brick or stone.
- d. Exterior finishing materials approved for use in the subdivision are:
 - Beveled Lap or cove vinyl siding in horizontal application
 - Brick, stone or shale in stacked application
 - Cedar siding in horizontal application or profile suited to design
 - Hardboard siding, prefinished (Long life)
 - Stucco
 - Fieldstone and Stone Tile will be considered on an individual basis.
- e. Banding details utilized on the front elevation must be returned 2'0" around the corner on side elevations.
- f. All furnace and fireplace chimneys must be contained within a corbelled chase, finished in a style consistent with the home design.
- g. Parging is to be a maximum of 2' on all elevations.

4.3 Elevations

Front elevations and high visibility rear elevations should reflect architectural features consistent with the caliber of the neighborhood. Attention to details such as window and door surrounds, feature windows, shadow bands, roof elements, variation in wall planes will be required on all homes.

4.4 Colors

- a. No adjacent homes shall be of the same colour.
- b. All exterior colour schemes will be approved on a house-by-house basis.
- c. The use of a third accent colour is strongly encouraged. In keeping with the character of the neighbourhood and in consideration of blended streetscapes, pastel colours are not permitted. Darker colour pallets will dominate the streetscapes. White and lighter cladding colours may be used moderately in combination with darker palettes in contrast.
- d. The Developer reserves the right to approve or disapprove any colour scheme.

4.5 Driveways and Garages

- a. Driveways and front walks must be poured concrete at minimum.
- b. Driveways are 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. A wider driveway may be considered if it can be demonstrated that it does not compromise drainage nor detract from the streetscape and landscaping standards.
- c. For side driveway designs the builder/purchaser is responsible to ensure there are no obstructions or hindrances to the side driveway and minimum clearances are maintained to the satisfaction of local approving authorities. The builder/purchaser shall also be responsible for the relocation and hardiness of any boulevard tree(s) that are in conflict with the driveway configuration.
- d. Garages shall be at least two-car side-by-side garages, and shall be constructed contemporaneously with the house.
- e. Unless otherwise approved by the Developer or its Designated Consultant, garages are to be located on the lot in conformity with the Garage Location Plan. Variances will be entertained if it can be shown that they will not adversely affect the adjoining lots or the streetscape.

4.6 Ancillary Buildings and/or Garden Sheds

Where such structures are visible from public adjacencies, (i.e. parks, flanking street and walkways) exterior finish, 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. Ancillary buildings on Lot 41, Block 14 must be a minimum of three meters from west property line. The side wall elevations of all garden sheds shall not extend higher than adjacent fencing.

5.0 LANDSCAPING AND FENCING

5.1 Landscaping

- a. All front yards and side yards to the side yard fence tie back must be sodded over a minimum of 4" of top soil. The Purchaser is to prepare all surfaces to final grade. Sod is to be placed to the sidewalk edge or curb. All sod should be of number one quality, and should be approved nursery grown and machine cut to a minimum depth of 1-1/2".
- b. A minimum of one tree and a shrub bed must be planted in the front yard. Minimum requirements for the tree are: deciduous trees of a 2-1/2" caliper or coniferous trees (spruce or pine) of an 8' height. The shrub bed requires a minimum area of one hundred square feet.
- c. Alternate materials to sod may be considered on an individual basis if it can be demonstrated that the alternate plan, designed by a licensed landscape architect, meets the objective of these guidelines to achieve greenery in all front yards within the neighborhood. The use of hard surface landscaping will therefore require the planting of additional shrubbery and/or trees to visually soften the hard surface and achieve greenery. Hard surface landscape will require a variety of rock sizes as well as variation in contours and materials for interest. Red shale and white landscape rock will not be permitted. Approval of alternate landscaping materials is at the sole discretion of the Developer
- d. Completion of the front and side-yard landscaping forms part of the final acceptance requirements.

5.2 Fencing

- a. The Developer will be constructing decorative metal fencing on the west side of Lot 41 as identified in the Fencing Plan. A Restrictive Covenant will be placed on the appropriate lots to ensure that these fences are not tampered with and are not allowed to fall into disrepair.
- b. Fencing in the remainder of the neighbourhood must be consistent with the subdivision fence designs, specifications of which are Attachment A to these Guidelines.

6.0 OTHER IMPORTANT GUIDELINES

- 6.1 Satellite antennas must not be visible from the street or public adjacency. They must be screened from view.

6.2 Appearance During Construction

Each Purchaser must inspect the condition of the local improvements installed by the Developer including but not limited to the curbs, gutters, sidewalks, street lamps, fencing, etc. in, on, or around his or her lot prior to commencement of construction in order to determine if any of these local improvements are damaged. Written notice of any damages must be submitted to the Developer prior to commencement of construction. Otherwise, costs for repairing damage shall become the sole responsibility of the Purchaser.

The Purchaser is required to keep his or her lot clean and orderly during construction. Burning of garbage will not be permitted. Purchasers not complying will be charged for clean-up carried out by the Developer.

7.0 APPROVAL PROCESS

7.1 Covenant

No construction will be commenced until the approval of the Developer or its Designated Design Consultant is obtained.

7.2 Preliminary Submission

To achieve the objectives of the guidelines, the Builder/Purchaser must submit a preliminary plan for approval. Request for preliminary approval must be made early in the design process to ensure the proposed plan is consistent with the objectives of the guidelines and compatible with the streetscape.

Request for preliminary approval must include:

- elevation plans (minimum 3/16" scale)
- floor plans
- preliminary site plan

The proposal will be reviewed in its entirety and designated approved, approved subject to conditions or not approved.

Any and all changes to the preliminary design approval must be noted at time of final application.

7.3 Final Submission

The Purchaser shall submit two (2) copies of the following information to the Designated Design Consultant:

- Construction drawings of the house (3/16":1 or 1/4":1);
- A site plan prepared by the Designated Surveyor identifying the building location, grades and elevations (1:300);
- A completed Application Form for House Plan Approval (indicating colours, materials and other specific information as requested in the form).

The Designated Design Consultant shall review the plan and recommend approval or rejection of the application based on adherence of the plans to the Guidelines. The Developer, in its sole discretion, will make the final decision as regards approval or rejection of the application. A copy of the application form and a final set of plans shall then be made available to the Purchaser. The original application form and one set of prints will be kept for future reference.

Any changes by the Purchaser from approved plans must be submitted to the Developer or its Designated Design Consultant for approval in writing. Incomplete applications will be returned to the Purchaser.

7.4 Interim Building Review

The Designated Design consultant may carry out an on-site review of the homes during construction. Periodic checks may be made to ensure conformance to approved grading plans and development guidelines. Modifications may be requested related to actual site conditions.

7.5 Final Building Approval

Upon being advised by the Purchaser of the completion of the home, the Developer's Design Consultant shall carry out a site review to confirm conformance to the Guidelines and approval previously granted.

7.6 Refund of Security Deposit

Following the final Building approval, the completion of any deficiencies, the acceptance of the lot grading certificate, the completion of the required lot landscaping and confirmation that no other funds are due to the Developer, the security deposit will be refunded by the Developer.

7.7 Until further notice by the Developer, the Designated Design Consultant is Mariah Consulting Limited and the Designated Surveyor is Stantec Geomatics Ltd.

The information contained in this Design Guidelines document is provided as a guide to be used by the Lot Purchaser, and the Developer may revise these Guidelines at its discretion. The Developer and its designated consultants make no warranties or representations as to the accuracy, suitability or completeness of any information provided on individual house plans. The Purchaser shall be fully and solely responsible for all designs, which follow these Guidelines, and for the conformance of such design to the appropriate building codes.