

The Uplands of Mactaggart

ARCHITECTURAL AND LANDSCAPE GUIDELINES

This document outlines the Design Guidelines for The Uplands of Mactaggart, a comprehensively planned community in Edmonton. These Guidelines are specific to lots in Blocks 9, 10, 11, 13 and Lots 1-31 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

With respect to setbacks, City of Edmonton RF1 land use bylaw shall apply to all lots. The minimum front yard setback of 6m, minimum side yard 20%. Maximum setbacks may be imposed to ensure compatibility.

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 are as follows:

Group A

<u>Block</u>	<u>Lots</u>
10	01 – 12
11	02 – 33 and 35 – 51
13	01 - 14
14	10 – 15 and 25 – 30
Bungalow	2000 s.f.
2 Storey	2800 s.f.

Group B

<u>Block</u>	<u>Lots</u>
09	01 – 10 and 13 – 28
14	01 – 09 and 16 – 24
Bungalow	1500 s.f.
1-1/2 Storey	2000 s.f.
2 Storey	2200 s.f.

- b. On Lots in Group A – in no case shall a house be narrower than 80% of the building pocket maximum defined by RF1 requirements. On Lots in Group B, all houses shall be a minimum width of 36’ at ground level, unless otherwise approved by the Developer or its Designated Consultant.
- c. The rear elevations of walk-out and partial walk-out basement models require special design consideration. The rear elevation of these houses must avoid continuous 3 storey presentation at the rear elevation. The architectural devices that best address this requirement are downhill sloping roofs in combination with dormers, variations in wall planes, decks and terracing.



Illustration 1-1
Rear Inappropriate



Illustration 1-2
Rear Appropriate

The following lots may accommodate walk-out basement designs:

<u>Block</u>	<u>Lots</u>
09	14-18
10	03
11	03 – 12, 21 – 23, and 36 – 50

Forced walk-out basements may be accommodated through house design on other lots where it can be demonstrated to the satisfaction of the Developer that such designs will not compromise the objectives of these Guidelines.

d. The following lots may accommodate partial walk-out basement designs:

<u>Block</u>	<u>Lots</u>
9	09-10, 13 and 19
10	01 and 04
11	02, 13, 20, 24, 35 and 51

- e. High visibility rear elevations require special design consideration. The rear elevation should avoid large expanses of blank wall spaces and incorporate appropriate roof overhangs at all roofs.
- f. In addition, the following lots will require massing and detailing consistent with the front elevation:

Block	Lots
09	01 – 10 and 13 - 22
10	01, 03 – 04
11	24 – 25 and 35



Illustration 1-2
Rear Appropriate

- g. 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.

Block	Lots
09	01, 10, 13 & 28
10	01, 02, 06, 07 & 12
11	02, 16, 18, 26, 27, 28, 33, 35 & 51
13	01, 06, 09, & 10
14	01, 09, 10, 15, 16, 24 & 25



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. All lots are required to connect sump pumps to foundation service.

Lots 2 – 16, 18 – 25 and 35 - 51 in Block 11 and Lots 1 – 3 in Block 13: roof leaders, downspouts and sump pump discharge spouts shall be connected to the storm sewer.

d. Any retaining walls are to be approved by the Developer and are the responsibility of the Purchaser.

e. 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.

f. 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 or directly across the street.

4.0 MATERIALS

4.1 Roof Materials

a. Approved roof materials include:

- wood shakes;
- clay or concrete tiles in muted earth tone colors only. Red, clay, green and blue are not permitted; (Note: Unicrete Series 100 colors are not acceptable)
- Decra roofing tile or shakes in muted earth tone colors only. Red, clay, green and blue are not permitted.

b. The minimum roof pitch is 6:12 except for bungalow models which may require 7:12 or greater to adjust massing. In consideration of stylistic definition identifiable to a period original such as Prairie, the minimum roof pitch may be lowered if it can be demonstrated the characteristics and merits of such design meet the objectives of these guidelines. Acceptability of such designs will be at the sole discretion of the Developer.

c. Roof overhangs will be consistent with and appropriate to the architectural style of the home.

4.2 Exterior Finishes

a. Exterior finishing materials approved for use in the subdivision are brick/stone and stucco. Other materials will be considered if it can be shown by the applicant that they are in keeping with the overall objectives of these Guidelines. Exterior treatment should be restricted to two dominant materials. The predominant finish on the front elevation must be consistent on side and rear elevations. Brick may be utilized on the front elevations, with returns of 2'0" around the corner on side elevations. Siding materials will not be approved.

b. Banding details utilized on the front elevation must be returned 2'0" around the corner on side elevations.

c. All furnace and fireplace chimneys must be contained within a corbelled chase, finished in a style consistent with the home design.

d. 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 and/or the application of brick or stone will be required on all homes.



Illustration 2-1
2 Storey Inappropriate



Illustration 2-2
2 Storey Appropriate



Illustration 3-1
Bungalow Inappropriate



Illustration 3-2
Bungalow Appropriate

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. The Developer reserves the right to approve or disapprove any colour scheme.

4.5 Driveways and Garages

- a. Driveways and front walks are to be one of the following:
 - Exposed aggregate
 - Cast in place concrete, including plain and stamped, colored concrete
 - Paver stones
 - Field stones

Driveways and front walks must incorporate a brick edge or border treatment. Such border treatments will be considered on an individual basis.

Lots with an oversized garage (larger than double) and lots with a side driveway will require an upgraded driveway surface of exposed aggregate, paver stone, stamped and colored concrete or fieldstones, all with brick edge or border treatment.

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.

- b. Garages shall be at least two-car side-by-side garages, and shall be constructed contemporaneously with the house.
- c. Unless otherwise approved by the Developer or its Designated Consultant, garages are to be located on the lot in conformity with the Street Furniture Plan. Variances will be entertained if it can be shown that they will not adversely affect the adjoining lots or the streetscape.

4.6 Front Entries

Front entries must have double doors and/or side panels such that the entry area is at least six feet wide.

4.7 Ancillary Buildings and/or Garden Sheds

Where such structures are visible from public adjacencies, (i.e. parks, storm water lake, 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 Lots 08 – 10 and 13 – 20 of Block 09 and Lots 02 – 24 and 35 – 51 of Block 11 must be a minimum of three meters from decorative metal fencing. 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. Two trees meeting the requirements stipulated hereunder must be planted in the front yards: deciduous trees of a 2-1/2” caliper and/or coniferous trees (spruce or pine) of an 8’ height. A shrub bed with a minimum one hundred square feet of shrubbery may be substituted for one of the trees, providing the one remaining tree is of a coniferous variety (spruce or pine).
- 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 wood screen, decorative metal, and stone fencing as identified in the Fencing Plan.
- b. 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.
- c. Fencing in the remainder of the neighbourhood must be consistent with the subdivision fence designs, specifications of which are Attachment A to these Guidelines.
- d. Side yard fencing on the following lots shall be decorative metal matching the subdivision fence design.

Block 9 Lot 8 (flanking Lot 9), 9, 10, 13– 19, 20 (flanking Lot 19)
 Block 11 Lots 02–16, 18–23, 24 (flanking Lot 23), 35–51

- e. Back of lot fencing on the following lots must be standard wood screen consistent with the subdivision fence design. Where the back of one lot is the side yard of another lot, wood screen fence is the standard.

Block 9	Lots 23-28
Block 10	Lots 1, 2, 4 (with exception of Developer installed fencing), 5-12
Block 11	Lots 26-33
Block 13	Lots 1-14
Block 14	Lots 1-30

- f. All other fences in the subdivision must be consistent in terms of design, color and detail with the standard wood screen fence design or decorative metal fence design for the subdivision. The type of fence selected is at the option of the first lot to construct – or by mutual agreement of neighbouring lots.

6.0 OTHER IMPORTANT GUIDELINES

- 6.1 Vehicular access to the rear yard (drive by or drive through) on all lots backing onto walkways, parks and public adjacencies will not be permitted.

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

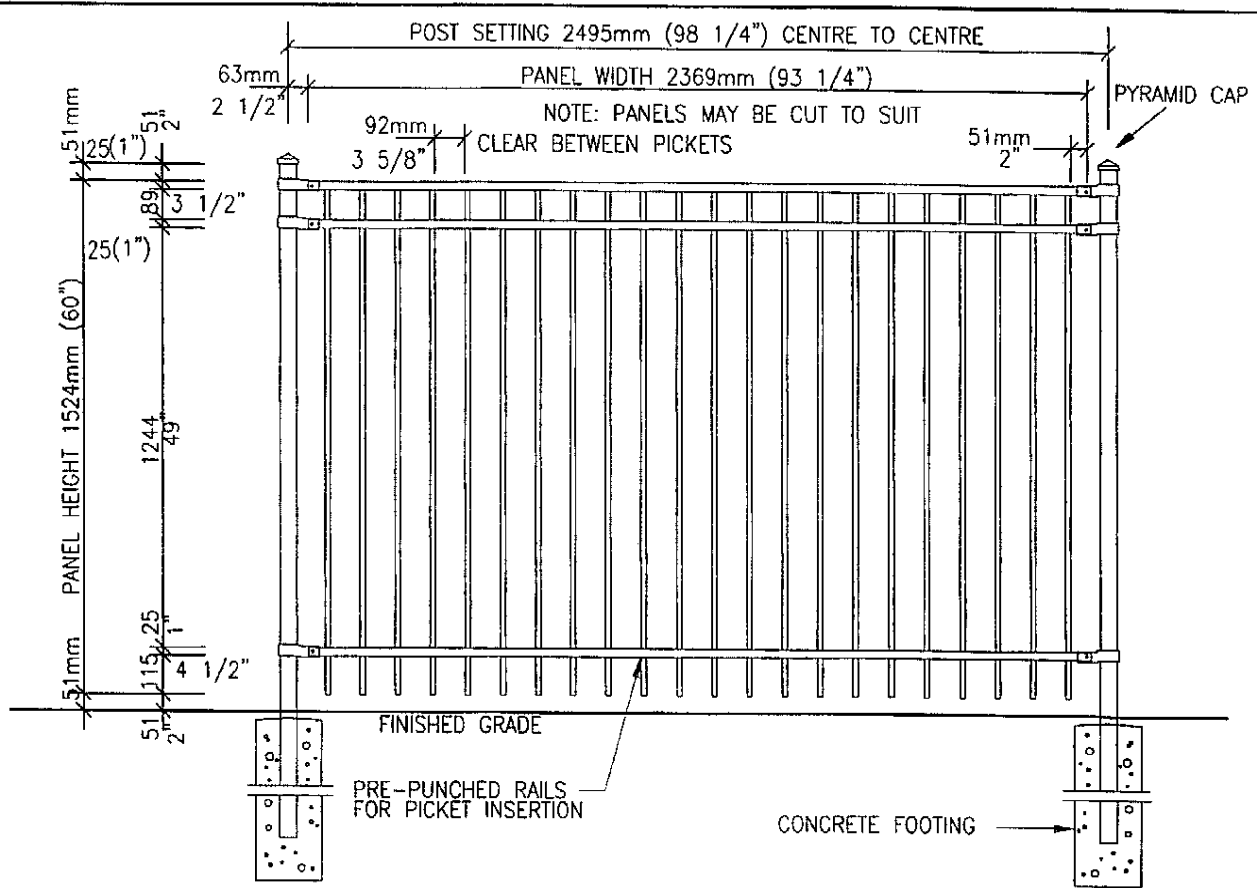
Upon being advised by the Purchaser of the completion of the home, the Developer's Design Consultant shall carry out a site review to confirm conformance to the Guidelines and approval previously granted.

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.



SPECIFICATIONS:

- POSTS, RAILS & PICKETS : COLD FORMED STEEL TUBING INTERIOR & EXTERIOR GALVALUME™ COATING CHROMATE CONVERSION COATING ELECTROSTATICALLY APPLIED THERMALLY BONDED POLYESTER POWDER COATING MINIMUM FILM THICKNESS 2.5 mils
- STANDARD PANEL WIDTH: 2369mm (93 1/4")
- GATE OPENING WIDTH: 1067mm (42")
- POSTS: 51mm x 51mm (2"x2"), 16 GAUGE
- STANDARD POST SPACING (CENTRE TO CENTRE): 2495mm (98 1/4")
- POST FLANGES: 76mm x 152mm (3"x6") x 6mm (1/4")
- POST CAP: PYRAMID
- RAILS: 25mm x 25mm (1" x 1"), 14 GAUGE
- PICKETS: 16mm x 16mm (5/8"x5/8"), 18 GAUGE
- NOTE: TAMPER PROOF NUT REQUIRED
- COLOURS: STANDARD BLACK (MATTE)
- FITTINGS: 14 GAUGE STAMP FORGED FACTORY FINISH AS ABOVE
- WELDS: STAINLESS STEEL
- WARRANTY: 5 YEAR MAINTENANCE FREE

COMMENTS: NOT TO SCALE

	TITLE	DRAWING No.
	Metal Fence Specifications	
REF.	CHK'D	DATE

