



C A M E R O N  
**HEIGHTS**

The ultimate in ravine & river valley living.

**Architectural Design Guidelines**

**Stage 3A & 3B**

July 2007



Cameron Heights will be the preeminent subdivision in the Edmonton area for years to come. This new neighborhood will be Edmonton's finest river valley community, built on a vision of extraordinary style and relaxed elegance. Graced by two ravines and embraced by the river's edge, this unique community is nature's doorway to beautiful parks, walking and cycling paths and tree lined streets.

The homes of Cameron Heights will exemplify a pronounced sense of style. Innovative architectural guidelines will direct an eclectic blend of period styles reflecting old world charm and new world sophistication. Each home will have the stylistic definition and thoughtful detailing of a period original. The architectural styles of Cameron Heights will be diverse, Prairie, Craftsman, Contemporary, Heritage and French Country are but some of the styles that will comprise the streetscapes. The character and caliber of the architecture will create a sense of arrival in this timeless setting.

The intent of these guidelines is to ensure the architectural integrity of the neighborhood, directing proportions, materials and characteristics that will define the presentation of each period style. This unique approach to a controlled development will enrich and preserve the character of the community while providing an opportunity for the expression of individual preference and originality.

Cameron Heights represents the relaxed elegance of an extraordinary lifestyle, in an extraordinary setting of natural splendor.



# Cameron Heights

## *Architectural and Development Guidelines*

### Introduction

The homes of Cameron Heights will exemplify a pronounced sense of style. An eclectic blend of architecture will encourage innovation and originality. Stylistic definition will be identifiable to a period original. To ensure a statement of strength and thoughtful proportions, specific features and elements will be consistently applied to all styles.

Descriptions of building details and form as well as materials and colors associated with each style will direct the integrity of the streetscapes. Elements such as roof pitch, weight of detailing and a sense of arrival to each home will create solid proportions that balance function and form in equal measure with the scale and character of the setting.

The architectural styles in Cameron Heights will be diverse. These guidelines include detailed descriptions for Contemporary, Prairie, Craftsman, Heritage, California, Colonial, Georgian, Tudor and French Country styles.

The detailed description for each style will direct successful interpretation and discourage generic presentation.

All architectural styles will be considered on the basis of the following criteria:

- scale and proportion
- appropriate image and style
- relationship with neighboring dwellings
- appropriate finishes and colors

It shall be the responsibility of the applicant to demonstrate the characteristics and merits of an architectural period style. Acceptability of such designs will rest solely with the Developer.

### Siting

Siting should reflect careful consideration of lot characteristics, relationship and orientation. Building form and height will be proportionate to the architectural style represented and relate logically to adjacent dwellings. Massing, style and setback may be adjusted on a lot-by-lot basis, to enhance the streetscape. With respect to setbacks and site coverage, City of Edmonton RF1 land use bylaw applies to all lots. The minimum front yard setback of 6.1m, minimum sideyard 20% and 40% site coverage will apply.

All homes will have stylistic definition identifiable to a period original. Although the styles of Cameron Heights will be diverse, the successful interpretation of each period style will reinforce the character of the neighborhood and discourage generic presentation. It shall be the responsibility of the applicant to demonstrate the characteristics and merits of an architectural period style, to the satisfaction of the Developer.



### **Dwelling Unit Size**

Houses are to have a consistency of apparent volume. As such, house widths and sizes must relate logically and proportionately to the lot and adjacent house. Lots with a building pocket of 50' or more will require the house be no narrower than 80% of the building pocket maximum defined by RF1 land use.

### **Corner Lots**

Houses on the corner lots require special design consideration because of their high visibility. All model types will be considered if it can be demonstrated that the merits of the designs meet the objectives of these guidelines on the basis of their unique suitability to these locations. Flanking side elevations must reflect full front elevation treatment. Appropriate massing, window placement, detail treatments and stylistic definition will be consistent with the front elevation. Corner lot treatment will be exceptional.

### **High Visibility, Special Considerations**

The rear elevations of homes backing onto the Storm Water Management Facility require special design consideration. Elevations at these locations must incorporate attention to detailing, stylistic definition and proportions consistent with the front elevations.

Lots designated 'W' or 'P' on the lot plan will require the siting of a walk out basement model. On lots designated high visibility (those backing onto the SWMF) these designs must present an integrated building form incorporating a combination of architectural measures to address proportion and towering appearance. Graduated roof lines, dormers, detailing and a minimum of two wall planes with substantial roof line within 20' of grade will be some of the architectural measures applied to these highly visible settings. Decks for walk out basement designs must be constructed concurrently with the home.

### **Rear Decks**

The rear decks on high visibility elevations must incorporate appropriate column design at posts and railing design. The underside of all above grade decks must be appropriately finished or soffitted. Second floor decks must be setback from the deck beneath.

### **Repetition**

To encourage originality, similar elevations may not be repeated within two lots of each other or directly across the street. (XOAX) Repetitive use of elevations will be monitored to ensure interesting streetscapes. Modifications to elevation treatments may be required accordingly.



## **Lot Grading**

Lot grading must be in strict conformance with the approved grading plans. Dramatic contrast in elevation will necessitate design solutions to absorb such variations within the building mass. Entry steps should be a maximum of three risers per set. Where site conditions or design dictate more than three steps, the run must be split with the additional risers integrated into the landscape and sidewalk. Exception to this requirement may be granted in consideration of unique design and/or topography.

All plot plans and stakeouts must be done by the designated surveyor to provide consistency in establishing building elevation throughout the subdivision. An approved rough grading certificate is a prerequisite for the final inspection and release of security deposit.

Special attention is to be given to the treatment of exposed concrete foundation walls. A maximum of 1' of parged concrete will be permitted on all visible elevations.

## **Retaining Walls**

Retaining walls are the responsibility of the property owner and must not compromise the grading design and drainage of the lot. Natural elements such as rock and wood are preferred for construction of retaining structures. Allan Block can also be utilized and concrete is acceptable if appropriately finished to view. Retaining structures over 1.2 m in height must be stepped to reduce the visual mass.

## **Driveways, Garages, Walkways**

All homes must be provided with at minimum, a double attached garage with side drive\* access, constructed concurrently with the home and located in accordance with the garage location plan. Access on corner lots must be from the front street rather than the flanking street. Driveways and walkways may be constructed of the following materials:

- Exposed aggregate or washed concrete
- Stamped and colored concrete
- Colored concrete pavers

In all cases the color of concrete or pavers must be approved at time of application.

\*Front drive access will be considered on lots with width and depth constraints.

Driveways will not be wider than 20' of 6.1m at the boulevard and may then flare out towards the garage with provision for landscaping to balance the hard surface in the front yard. In all cases a minimum integrating strip 6' of 1.8m must be provided for landscaping between driveway and side property line.

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 hardness of any boulevard tree(s) that are in conflict with the driveway configuration.



### **Architectural Style, Materials and Finishes**

The architectural styles in Cameron Heights will be diverse. These guidelines include detailed descriptions for *Contemporary, Prairie, Craftsman, Heritage, California, Colonial, Georgian, Tudor and French Country* styles.

All homes will have stylistic definition identifiable to a period original. Each home will reflect the elements and characteristics that reinforce this style. The detailed style description will direct successful interpretation and discourage generic presentation.

All architectural styles will be considered on the basis of the following criteria:

- scale and proportion
- appropriate image and style
- relationship with neighboring dwellings
- appropriate finishes and colors

It shall be the responsibility of the applicant to demonstrate the characteristics and merits of an architectural period style. Acceptability of such designs will rest solely with the Developer.

The following detailed descriptions list the architectural elements and characteristics that comprise and reinforce each period style.



## ***Prairie***

### **Overall Building Massing**

Two story or bungalow style will be permitted. The footprint is often L shaped. Roof slopes are to be low, 5/12 or less with wide overhangs and deep fascias.

### **Roof Styles**

Characterized by a simple hip or side gable roof.

### **Window Styles and Placement**

Windows are large, organized and consistent in shape, often incorporating transoms. Windows are uncluttered by omission of grid patterns.

### **Stone or Brick Profiles**

Brick is the most desired material for this style. Ledge stone is permitted. Both brick and stone are applied in panel effect. Brick is smooth, often applied with a rock face soldier course to emphasize the horizontal.

In the Estate series, a full brick front is required in consideration of vinyl siding at sides and rear.

### **Exterior Cladding**

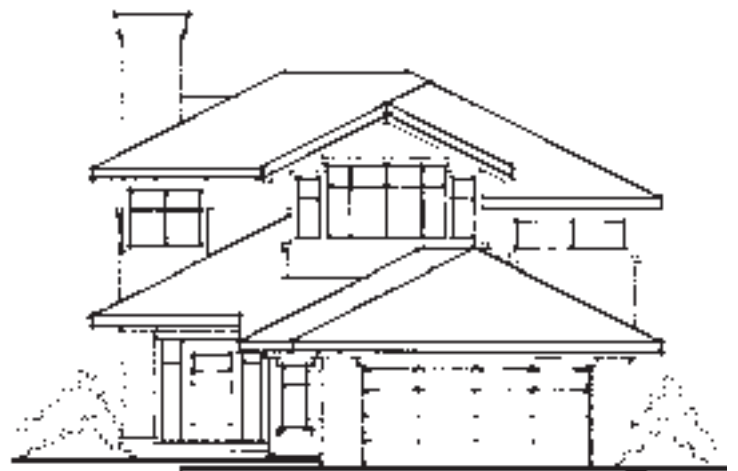
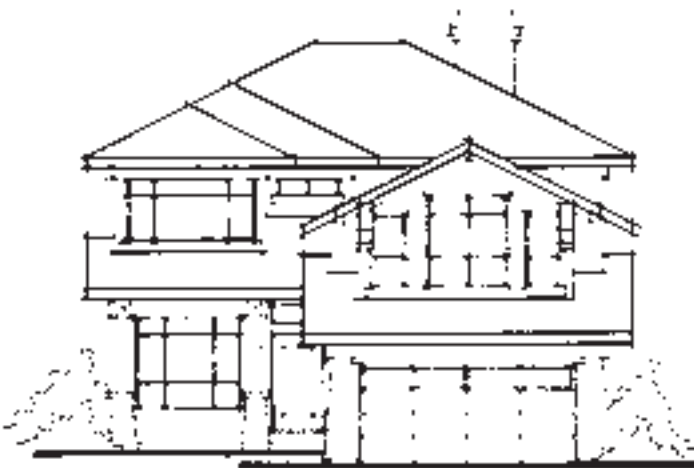
Prairie style homes may be finished in smooth stucco or flat brick, often outlined with wood trim. Horizontal siding may also be used. Vinyl siding will not be permitted. Hardi Plank siding may be suitable.

### **Colors**

Colors suited to the Prairie style are mid to dark earth tones with monochromatic or darker contrasting trims.

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

Defining details are the horizontal presentation and simplified forms. The entry is typically recessed with side lights and is defined by approach. Entry doors are plain and may be oversized.





## **California Style**

### **Overall Building Massing**

The California style includes all model types. Roof slopes are moderate at 6/12 to 8/12 with overhangs of up to 24".

### **Roof Styles**

Permitted roof styles include cottage and side gables. Inset front facing gables are unadorned.

### **Window Styles and Placement**

Windows are variable sizes and a high ratio to wall surface. Windows often include definite transoms in rectangular or elliptical shape. Circle head or round top windows are not suited. Windows may be plain or include simple grill pattern.

### **Stone or Brick Profiles**

Stacked tyndal stone, ledge stone and stone tile may be applied in substantial form and subtle colors.

### **Exterior Cladding**

California homes are finished in smooth stucco.

### **Colors**

Colors suited to this style include light to medium neutrals with very subtle differences at detailing and cut lines. Pastel colours are not suitable.

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

Detailing on the California style is defined by subtle differences in stucco planes and shallow arch details. Recessed stucco channels may be appropriate for definition, however, raised stucco bands are not appropriate. The entry is wide and enclosed at the first level or a proportionate height and is often recessed.







## **Craftsman Style**

### **Overall Building Massing**

The Craftsman or Arts and Crafts style includes bungalows, 1 ½ story and two story designs with low pitched roofs. Roof overhangs are 1'6" minimum and 2'0" preferred. Verandas are integral and dormers emphasize the styling.

### **Roof Styles**

Permitted roof styles include cottage and gable roofs either side to side or front to back combinations. Roof pitches are 5/12 or greater than 8/12 with front facing inset gables.

### **Window Styles and Placement**

Windows have a vertical orientation; double hung or divided panes with grills in the upper sash while the lower sash is plain. Window surrounds are simple. Windows should be ganged in pairs at minimum.

### **Stone or Brick Profiles**

Brick, ledge stone and river rock are permitted and should be used on this style. Stone and brick may be applied at fireplace chases, columns, verandas and garages. Application in panel effect is discouraged. Stone tile is not an acceptable finish for this style.

### **Exterior Cladding**

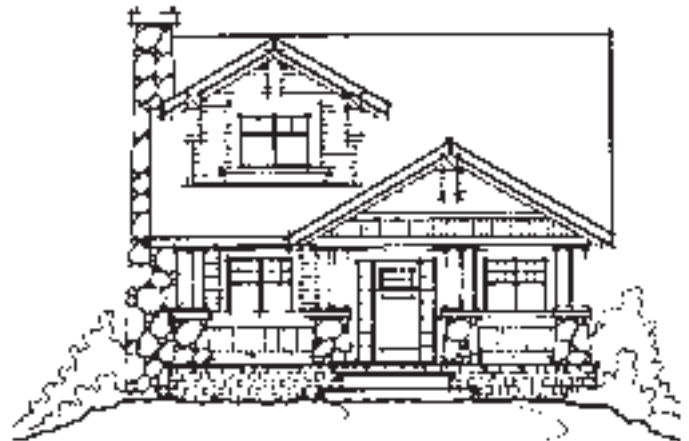
Craftsman style homes may be finished in smooth stucco, brick, Hardi Plank siding or shakes. More than one dominant finish is used on each elevation, applied horizontally and separated by a wide trim board. Trims are generally painted, stained or metal clad. Stucco clad trims may not be suited.

### **Colors**

Colors suited to the Craftsman style include deep earth tones accented by heavy white trims. Colors may also be tone on tone.

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

Partial and full width verandas are a major element of the Craftsman style. Verandas often have a gable roof consistent in pitch and detailing with the main roof and typically supported by massive tapered columns. The columns may be full height or half height resting on the veranda deck or extending from roof to ground. The base will be larger than the post and likely tapered in stone, shakes or a painted finish. Dormers and inset gables are finished in shakes, exposed beams or angle braces. Entry doors are simple in styling and include small glass panes.





## **Colonial Style**

### **Overall Building Massing**

The Colonial style includes 1 ½, 2 story and bungalow models designed with a simple rectangular footprint. Roof slopes are 7/12 or greater with eave overhangs of 12" to 18". Dormers and/or front facing gables clad in the same material as the walls add interest and reinforce the styling.

### **Roof Styles**

Permitted roof styles include a hip roof and gables sloping either side to side or front to back. Style is further defined by entrance treatment. Roof pitch is 7/12 or greater. Dormers and/or front facing gables are common.

### **Window Styles and Placement**

Windows are aligned, symmetrically balanced and are strictly vertical in orientation. They may be ganged in pairs. Both top and bottom sash should have a grid pattern of 6 to 12 panes per sash.

### **Stone or Brick Profiles**

Brick and ledge stone are used in panel effect and in addition often adorn fireplace chases and chimneys. Full brick/stone fronts are encouraged in this style.

### **Exterior Cladding**

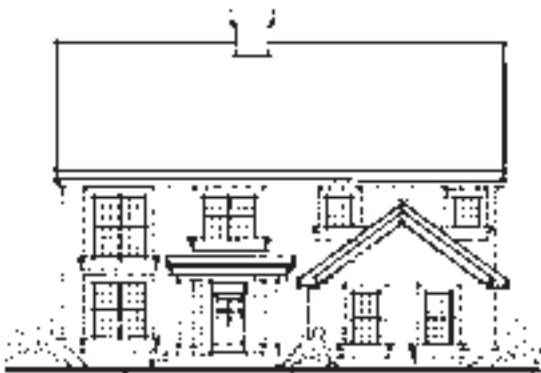
The Colonial home is commonly clad in brick or horizontal Hardi Plank siding. Decorative moldings are typically installed at the eave line for emphasis. Acrylic or smooth stucco may be used in combination with brick, stone or shake finishes.

### **Colors**

Colors suited to the Colonial style are light neutrals (white and cream) for siding with red or darker tones for brick exteriors. Colors must be contrasting in tone. Trim and window colors are usually white. A dark accent color such as black, dark red or forest green is common.

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

Entrances may feature a full veranda, gable entry porch or pediment supported by pilasters. Shutters are characteristic of this style. Decorative moldings, gable trims and dormers reinforce the styling.



## ***Georgian Style***

### **Overall Building Massing**

The Georgian house is generally a simple two story box. A moderate roof pitch of 8/12 is detailed with detailed gable ends. Roof overhangs extend to a maximum of 1' and often include decorative moldings to emphasize the shallow depth. Narrow dormers are well suited to the Georgian style.

### **Window Styles and Placement**

Windows are aligned horizontally and vertically in symmetric rows. Windows may be paired but not grouped together. Singular window presentation is preferable. Both the top and bottom sash should have a grid pattern of 6 to 12 panes per sash.

### **Brick or Stone Profiles**

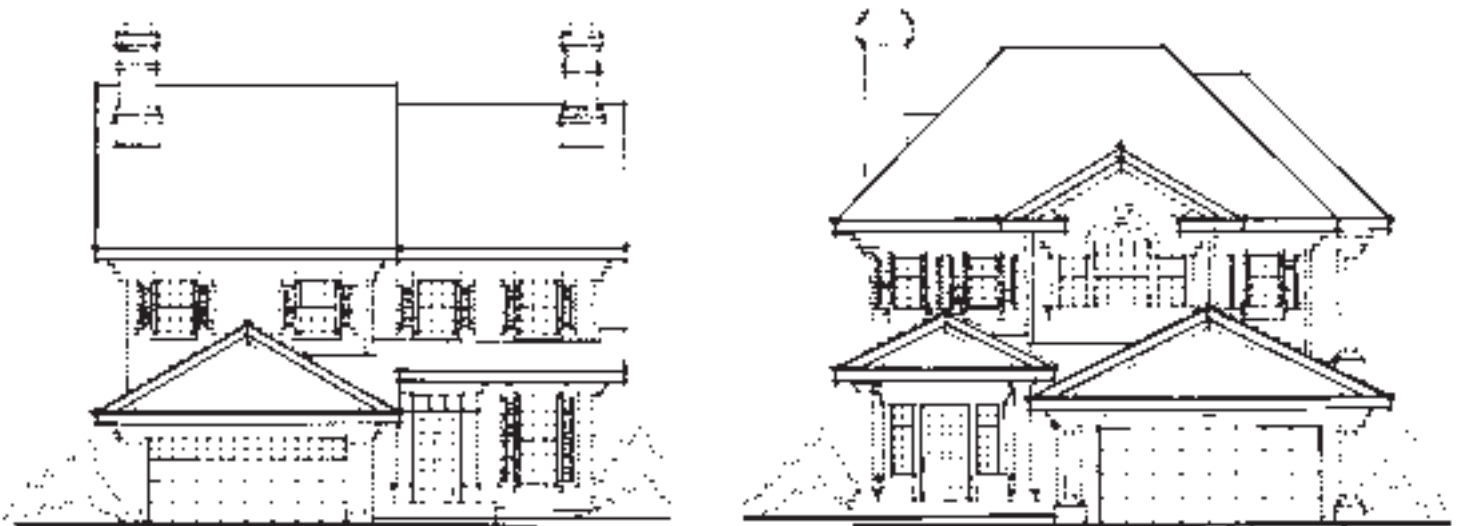
Brick is the most desirable finish for this style. Brick must be utilized in full elevation treatment and is not suited as an accent unless used as a foundation cladding. Stone tile may be considered. Cultured stone and river rock are not suitable.

### **Colors**

Brick colors are red, dark and rich. Siding or stucco colors are white or light neutrals with a dark contrasting fascia and trim color.

### **Defining Details and Entrance Treatments**

The entry must incorporate a small portico roof or decorative crown and pilaster treatment at the front door. A gable roof and pilasters may also be suited. The door detailing is a simple panel design often crowned with a rectangular, elliptical or round top transom. Shutters, quoining, dormers and decorative moldings reinforce the styling.



## **Contemporary Style**

### **Overall Building Massing**

Bungalow and 2 story models are permitted. Roofs may be moderate to high pitch, dominating the façade. Flat roof designs will be considered on an individual basis with consideration for the overall streetscape. Roof overhangs are wide on moderate pitch roofs and shallow on high pitch roofs. The contemporary style eschews much of the traditional form and detail. In Cameron Heights the style will borrow from the California and Prairie styles with simple elegant lines rather than the colliding geometric shapes characteristic of the post modern style.

### **Roof Styles**

Permitted roof styles include cottage and gables, side to side and front to back combinations. Flat roof designs will be considered on an individual basis with consideration for the overall streetscape.

### **Window Styles and Placement**

A large number of windows in unusual shapes and placements are typical. Trims are simple and definite rather than ornamental.

### **Stone or Brick Profiles**

Brick in a tone on tone application or tyndal/ledgestone in a contrast are well suited. Brick/stone is applied in a substantial panel effect, often with a contrasting soldier course or molding to accentuate the horizontal.

### **Exterior Cladding**

A variety of finish materials are suitable with smooth stucco being the most common. Acrylic, smooth and knock down stucco are permitted.

### **Colors**

Colors as finishes, are natural and subtle. The flamboyant colors and bold detailing of the postmodern style are not appropriate.

### **Defining Details and Entrance Treatments**

Detailing is simple rather than ornamental. Definition is often achieved by weight and difference in planes. Cut lines may also be used. Entries are generally recessed and enclosed at the first level.



## ***French Country***

### **Overall Building Massing**

Bungalow and 2 story designs are permitted. Roof slopes are steep at 9/12 or greater, often a combination pitch with 12/12 or 14/12 at side slopes. Roof overhangs of 12" to 18".

### **Roof Styles**

The main roof is typically a hip with front facing gables. Narrow dormers and front facing gables are finished in the same material as the walls and add interest.

### **Window Styles and Placement**

Windows have a vertical orientation and may be ganged together. Bay and bow windows may be features, often with a curved roof. Both top and bottom sash should have a grid pattern of 4 to 10 panes per sash.

### **Stone and Brick Profiles**

Brick or stone is applied in a panel effect. Cobblefield and limestone are best suited. Stone tile in a panel effect is also suitable.

### **Exterior Cladding**

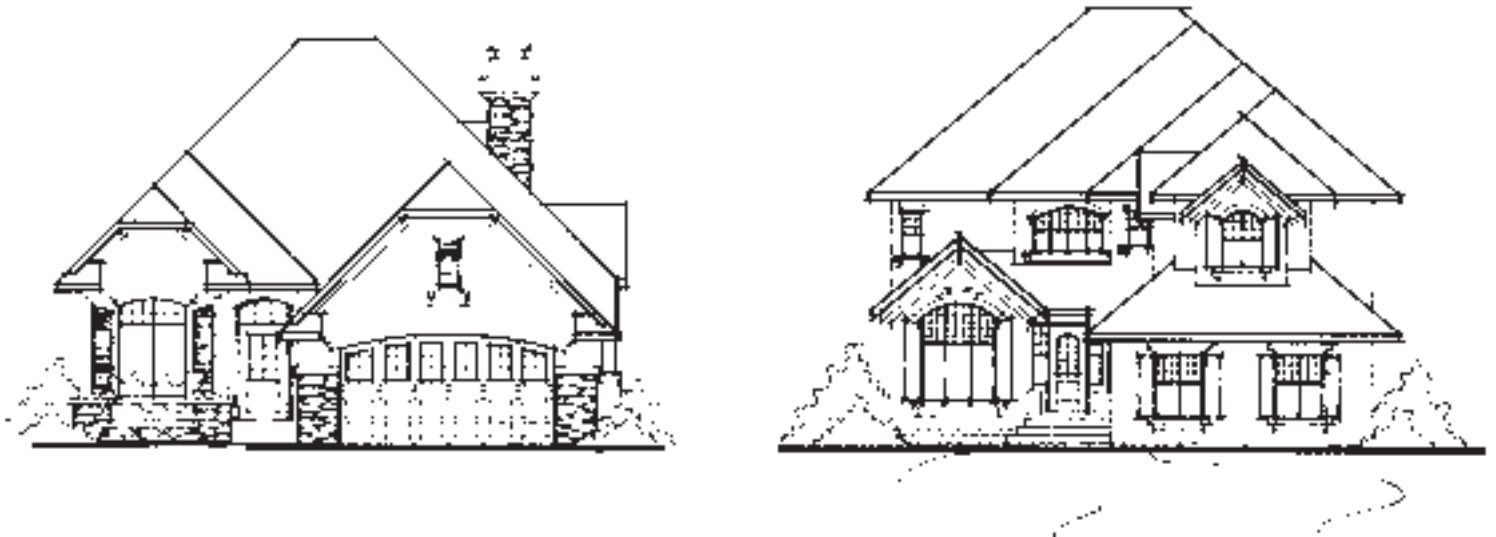
The main body of the house is commonly clad in stucco, stone or brick. Siding is not permitted.

### **Colors**

Characterized by a European flavor, a wide array of colors with a contrast in trim is appropriate. Pastel colors do not lend themselves to the stately styling.

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

Entrances are generally recessed and framed by a roof above. A pillared portico roof may also define the entry. Decorative moldings are typically installed at crown and sill of windows, often combined with shutters. Quoining and dormers add definition.



## **Heritage Style**

### **Overall Building Massing**

All model types are included with an emphasis on grounded proportions where the eye is drawn to the street level. Roof slopes are moderate to high at 7/12 or greater. Roof overhangs are minimum 1'6" at moderate pitch and minimum 12" at higher pitch.

### **Roof Styles**

Permitted roof styles include hip or side to side and front to back gables. Front facing gables are clad in siding or shakes and are defined by shadow bands at the eaves.

### **Window Styles and Placement**

Windows have a vertical orientation and may include rectangular or elliptical transoms. Grills are installed in the entire pane or upper third. Heavy wood surrounds frame all openings.

### **Stone or Brick Profiles**

Stone and brick are applied in a panel effect or as a substantial accent. When applied as an accent the top edge is finished with a soldier course or heavy step trim. Stone details should include base of columns and verandas. River rock is well suited. Stone tile is not appropriate.

### **Exterior Cladding**

May be finished in smooth stucco, brick/stone, Hardi Plank siding or shakes. A combination of finishes is commonly used. Trim and surrounds on stucco clad models are painted and not stucco clad. All siding profiles must be lap board style.

### **Colors**

Colors suited to the Heritage style include deep earth tones accented by contrasting heavy trims. White and light cladding colors are not suitable.

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

Entrances are covered at a level that encloses and protects the space, at the first level or at a proportionate height. The style, width and detailing of the entranceway creates a sense of arrival. Verandas are common. Columns are solid and substantial with wide base or step detail top and bottom.

Glass lights in traditional styling are commonly included at the overhead door. Entry doors are simple and often include square glass panes. Style definition borrows heavily from the Craftsman style with shakes, shutters and gable braces.



## ***Tudor***

### **Overall Building Massing**

Tudor style homes are typically two story models asymmetrical in elevations. Roof slopes are steep with front facing gable at a pitch much higher than the main roof. Feature gables may include a dramatic sweeping fascia line tied into a covered entry. Overhangs are shallow.

### **Roof Styles**

Roof styles may include cottage, and gables with either side/side or back/front orientation. Side gables and cottage roofs are dominated by one or more front facing gables that intersect. Homes often have more than one front facing gable with the pitch at this roof much steeper than the main roof.

### **Window Styles and Placement**

Windows are vertical casements or double hung sash with divided panels and grids in rectangular or diamond patterns. Windows should be paired or ganged. Windows in an Octagon shape may be featured.

### **Stone or Brick Profiles**

Brick and ledge stone are permitted and must be a component of this style. Brick and stone are to be applied in a panel effect and quoining and soldier course details common. Full brick fireplace chases and chimneys are prominent features.

### **Exterior Cladding**

Acrylic, smooth and knock down stucco, hardboard siding and Hardi-Plank siding are permitted for the Tudor style.

### **Colors**

Color combinations are contrasting. Cladding colors are of lighter earth tones and white and off white with dark brown or black fascia and wood trims. Brick/stone colors are earth tones and reds.

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

A centered or extended steep front gable often emphasizes the front entry, which is recessed. Extensive battens in steep sloping gable ends with shallow overhangs are defining characteristics. Shutters, window grills and foundations clad in brick/stone are typical.





## **Roofs & Massing**

Roof slopes and overhangs will be consistent with architectural style of the home. Fascia will be minimum 10". Roof material may be wood shakes, clay tile or Decra tile. Colors for clay tile and Decra tile must be muted earth tones. Red, green and blue are not permitted colors.

Flat roof designs and materials may be reviewed on an individual basis.

All furnace and fireplace chimneys must be contained within a corbelled chase, consistent with the architectural style of the home.

Direct vents for fireplaces should be located out of public view.

## **Architectural Treatments of Entries**

Entrance treatments will be a focal point of the front elevation treatment. Specific to the period original, the style, width, height and detailing of the entry will together create a sense of arrival at each home.

## **Exterior Finishes and Colors**

A wide array of cladding material and colors are anticipated, from subtle muted shades to rich bold palettes that will reinforce the timeless streetscapes.

Overhead doors will be painted to match the wall cladding or if suited, the trim color.

Vinyl siding will not be permitted.

All other trim and masonry details must be returned 24" around corners. Masonry must extend to grade level (no parging).

All columns or posts on front or highly visible elevations are to be of substantial form and solid in appearance. Columns and post should include trim details suited to the architectural style of the home.

## **Accessory Buildings**

Where visible from a public adjacency, accessory buildings must be consistent in style, finish and color, with the house. For lots backing onto the trail system, accessory building(s) will not be constructed within ten feet of the rear property line.





## **Landscaping**

It is the responsibility of the Homeowner to landscape the front yard and on high visibility lots (those backing onto the SWMF); the rear yard as well must be landscaped.

The minimum front yard standard shall consist of sod to the fence tie-backs, two trees and one hundred square feet of shrubbery in a prepared (edged) bed. Deciduous trees shall be a minimum 3" caliper, coniferous trees (spruce or pine) a minimum 10' in height. Where space constraints do not permit the planting of two trees in the front yard, one tree may be deleted if the remaining tree is a minimum 5" caliper for deciduous or a minimum 15' in height for coniferous (spruce or pine) trees.

Developer installed trees may not be relocated and do not satisfy the requirement for landscaping as set out above.

The minimum standard for rear yard landscaping of high visibility lots shall consist of sod and one tree of the minimum size standard.

All landscaping must be completed, in accordance with the requirements, within one year of occupancy. To ensure compliance with the landscaping requirements a security deposit must be paid by the Purchaser, to be refunded by the Builder, upon confirmation of the satisfactory completion of the landscaping.

Alternate landscape materials will be considered on an individual basis if it can be demonstrated that the alternate plan meets the objective of these guidelines, to achieve greenery and a mature presentation in all front yards within the neighborhood. The use of hard surface landscaping rather than sod will require the planting of additional trees and extensive shrubbery, to visually soften the hard surface and achieve greenery.

Hard surface landscaping will require a variety of rock sizes as well as variation in contours and materials for interest. Colored shale and white landscape rock will not be permitted.

## **Fencing**

All wood screen fencing should be consistent in design and color with the fencing style established for the subdivision, and illustration of which is included.

Lots backing onto the ravine (top of bank) will step down the fencing at the side property lines, 10' before the rear property line to match the height of the chain link fence installed here.

Fencing at lots backing onto the SWMF will be restricted to coated chain link to match fence installed at the rear property line.

A restrictive covenant will be placed on applicable lots to ensure fencing as may be provided by the Developer is not tampered with, altered or allowed to fall into disrepair.



## **Construction Activity**

Each Builder must inspect the condition of curbs, sidewalks, street lamps, perimeter fence, etc. on or in front of the lot. A written lot inspection report must accompany the application for house plan approval.

The Builder is required to maintain the lot in a clean and orderly fashion during construction. The dumping or storage of materials on other lots or on Developer lands is prohibited.

## **Approval Process**

**To achieve the objectives of the guidelines, the Builder 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, floor plans, a preliminary site plan and a statement of the period style represented.

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

Changes to the preliminary design proposal must be noted at time of final application.

The final application for house plan approval shall be made seven working days in advance of the desired commencement date and must include the following information:

- completed application form
- one set of working drawings at 1/4:1' or 3/16:1' scale
- two copies of the plot plan prepared by Designated Surveyor at 1:300 scale
- lot inspection report
- color or material samples as may be required

It is not the purpose of this process to check for compliance with applicable governing statutes and requirements. Incomplete submissions may be returned without review. The application and plans will be reviewed for adherence to the guidelines. Modifications may be requested. The original plan and forms will be retained on file. A copy of the approved house exterior and approved application form will be returned to the builder. Any changes to approved plans must be approved in writing prior to implementation.



## **Final Inspection, Security Deposit Return**

To initiate the Final Inspection, the following must be done:

- Construction completed, exterior completed in accordance with these guidelines and as per the house plan approval.
- Landscaping completed satisfactorily
- Rough grading certificate and approved grading inspection report from the City of Edmonton, Drainage Branch
- Water valve exposed and marked
- Sidewalks, street, gutters and curbs in clean condition
- Written request **by the Builder**, to Mariah Consulting Limited.
  - The request must include grading certificate and City approval of same
  - A copy of the final inspection report will then be forwarded to the Builder and the Developer for appropriate action.

### **Signage**

All informational, directional and showhome signage must be in accordance with signage standards established by The Developer. All three types of signage shall be consistent in design, color and quality and must be designed, produced and erected by the Developer.

The Builders shall be allowed to display one (1) For Sale sign per lot provided said sign is erected on a suitable stand and not affixed to the house in any manner either during construction or upon completion of same.

All For Sale signs must display the Builder's name, corporate logo (if applicable) and telephone number as a minimum standard. The For Sale signs must be produced by a professional sign company to ensure consistent quality.

Each For Sale sign must not be larger than 32"x 48" prior to being affixed to the stand.

Subtrade and supplier signage will not be permitted to be displayed on the lot or the house in any manner whatsoever. There will be no exception granted in this regard.

### **Other**

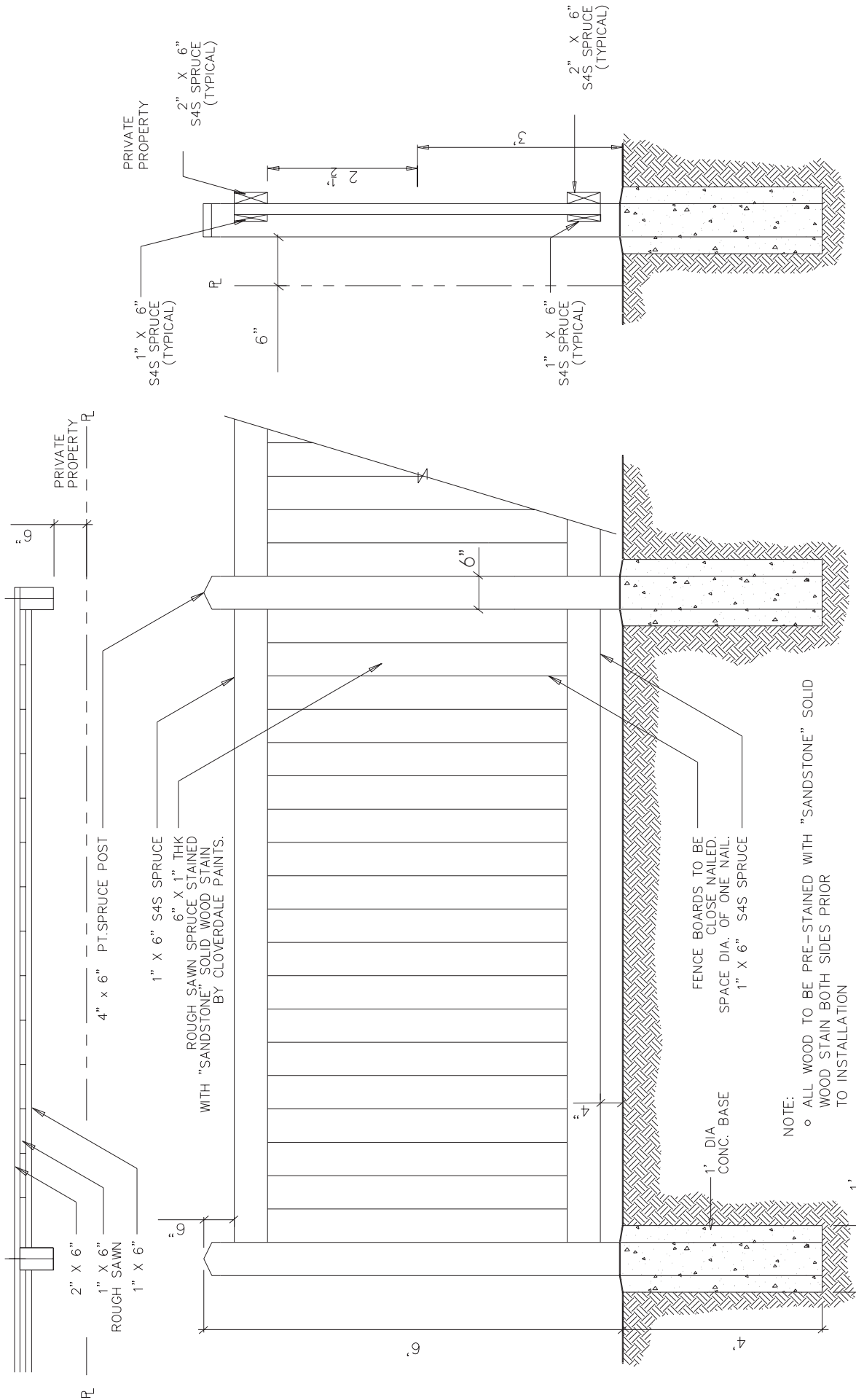
Vehicular access to the rear yard (drive by/drive thru) on all lots backing onto a public amenity, will not be permitted.



***No sale is to be presented as final to a prospective purchaser until the final approval of the plans, elevations, lot siting and color scheme has been given by The Developer. The home builder shall be fully and solely responsible for such representations.***

***The information contained herein is intended as a guide. Neither The Developer nor its designated Consultant shall have any liability whatsoever for any defect or lack of suitability in any of the materials or products suggested by or required by these guidelines. The Developer and its designated Consultant make no representation or warranties as to the accuracy or completeness of this information. The enforcement of these guidelines and interpretation of same shall be at the sole discretion of The Developer who reserves the right to revise these guidelines without notice.***

# Fence Detail



- NOTE:
- o ALL WOOD TO BE PRE-STAINED WITH "SANDSTONE" SOLID WOOD STAIN BOTH SIDES PRIOR TO INSTALLATION
  - o ALL HARDWARE TO BE GALVANIZED.
  - o ALL STAIN TO BE APPLIED TO MANUFACTURER'S SPECIFICATIONS.
  - o PRESSURE TREATED POSTS TO BE TREATED WITH A SOLUTION OF PENTACHLOROPHENOL AND PETROLEUM TO CSA-080.
  - o NAILS TO BE 3 1/2" COATED FOR STRINGERS TO POSTS AND 2" ARDOX FOR BOARDS.
  - o ALL DIMENSIONS IN IMPERIAL UNLESS OTHERWISE NOTED
  - o ALL PLANNED MATERIALS #2 AND BETTER

NOTE:  
 WITH THE FULL AGREEMENT OF BOTH OWNERS, THE SIDEYARD FENCE AT THE COMMON PROPERTY LINE MAY BE CONSTRUCTED WITH 4" X 4" POSTS IN LIEU OF 4" X 6" POSTS AND BE LOWER IN HEIGHT BUT CONSISTENT IN STYLE AND COLOUR. ALL OTHER FENCES, WITH PUBLIC VIEW ( INCLUDING LANE ADJACENCY) MUST ADHERE TO THE MINIMUM REQUIREMENTS AS SET OUT HERE.