



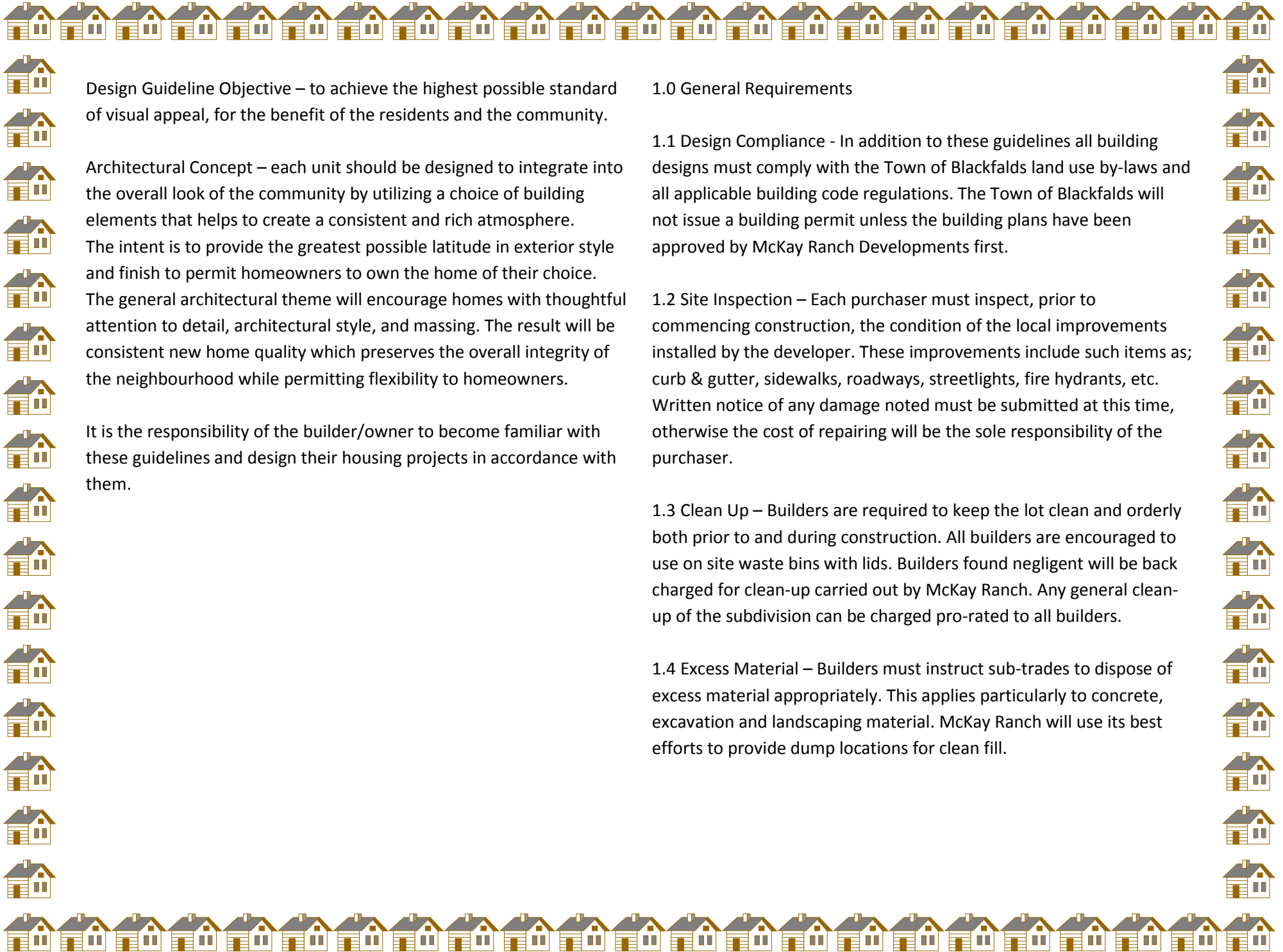
McKay Ranch



ARCHITECTURAL GUIDELINES

Revised

31-Oct-14



Design Guideline Objective – to achieve the highest possible standard of visual appeal, for the benefit of the residents and the community.



Architectural Concept – each unit should be designed to integrate into the overall look of the community by utilizing a choice of building elements that helps to create a consistent and rich atmosphere.



The intent is to provide the greatest possible latitude in exterior style and finish to permit homeowners to own the home of their choice.



The general architectural theme will encourage homes with thoughtful attention to detail, architectural style, and massing. The result will be consistent new home quality which preserves the overall integrity of the neighbourhood while permitting flexibility to homeowners.



It is the responsibility of the builder/owner to become familiar with these guidelines and design their housing projects in accordance with them.



1.0 General Requirements



1.1 Design Compliance - In addition to these guidelines all building designs must comply with the Town of Blackfalds land use by-laws and all applicable building code regulations. The Town of Blackfalds will not issue a building permit unless the building plans have been approved by McKay Ranch Developments first.



1.2 Site Inspection – Each purchaser must inspect, prior to commencing construction, the condition of the local improvements installed by the developer. These improvements include such items as; curb & gutter, sidewalks, roadways, streetlights, fire hydrants, etc. Written notice of any damage noted must be submitted at this time, otherwise the cost of repairing will be the sole responsibility of the purchaser.



1.3 Clean Up – Builders are required to keep the lot clean and orderly both prior to and during construction. All builders are encouraged to use on site waste bins with lids. Builders found negligent will be back charged for clean-up carried out by McKay Ranch. Any general clean-up of the subdivision can be charged pro-rated to all builders.



1.4 Excess Material – Builders must instruct sub-trades to dispose of excess material appropriately. This applies particularly to concrete, excavation and landscaping material. McKay Ranch will use its best efforts to provide dump locations for clean fill.





2.0 Site Guidelines



2.1 House Style Repetition - Designs with approximately identical front elevations should be separated by at least 3 lots on the same side of the street and at least 2 lots across the street. Similar models may be allowed at a closer spacing at the discretion of the Architectural Control Consultant if changes are made to; roof lines, colours, window shapes, materials, etc.



2.2 House Sizes – All houses shall have a minimum exterior width within 6' 0" (six feet) of the building pocket width for the lot. The Architectural Control Consultant will be allowed some discretion where they are satisfied the design objective is being maintained.

Controls Phase 2B

Lots 31-54 Minimum 1300 sqft Bi-level/Bungalow, 1700 sqft Two-story, Double attached garage . Lots 10-23 Minimum 1100sqft.

Controls Phase 3A

Lots 70-103 Minimum 1100 sqft Bi-level/Bungalow, 1300 sqft Two-story, Double attached garage . Lots 51-62 Minimum 1000sqft.

Controls Phase 3B

Lots 1-27 and 1-85 Minimum 1100 sqft Bi-level/Bungalow, 1300 sqft Two-story, Double attached garage .



2.3 Corner Lots - Corner lots require a more diligent design approach. Bungalows or bi-levels are preferred for corner lots, however all models will be considered if the design is appropriate. Special attention must be paid to side elevations on all types of homes. A detail level similar to that incorporated on the front of the home must be used. Two story models must pay particular attention to reducing mass/wall height.



NO!



YES!



2.0 Site Guidelines



2.4 Special Requirement Lots – Lots with no rear lane will be required to incorporate a front attached garage and all homes with a lane will be required to provide 2 car parking at rear. Builders must familiarize themselves with the Neighbourhood Area Structure Plan as it may place additional constraints on certain lots.

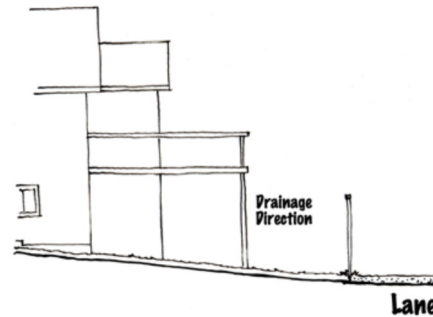


2.5 Walkout Lots – McKay Ranch will designate to the greatest extent possible the lots with walkout potential. It is important for builders to review the grade information provided for each lot to determine what the individual grades will allow. Some walkout lots will not accommodate 2 story homes. This detail is available on the Neighbourhood Area Structure Plan as well as from McKay Ranch.



2.6 Grades – Grade information is available for each lot and can be obtained from the Town, or the McKay Ranch office.

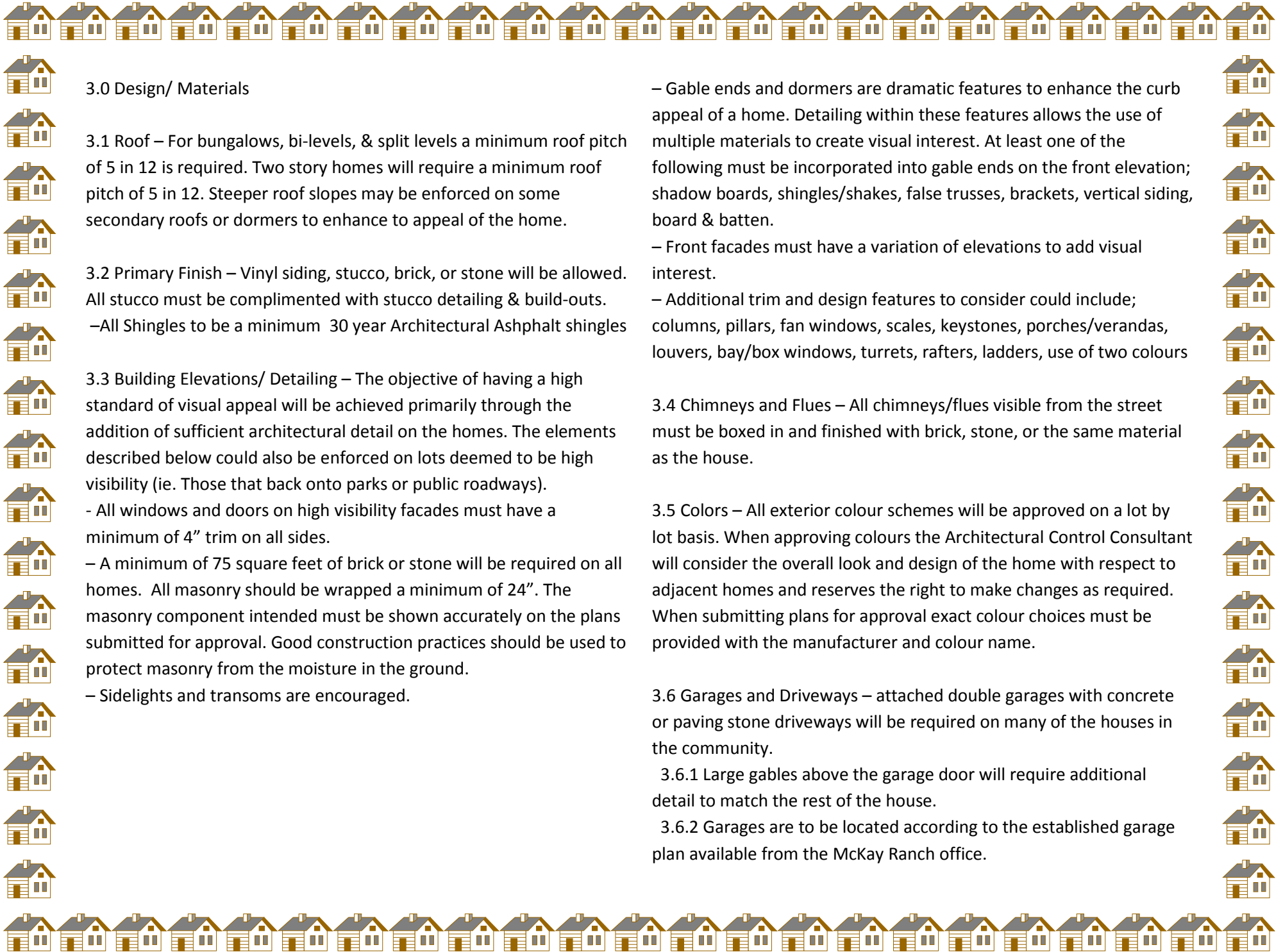
Lot grading is to conform to the subdivision plan. Do not grade to existing vacant lots or undeveloped land. The landscaped grade must always slope away from the house and cannot drain into adjacent lots. Any costs incurred as a result of deviation from the plan will be the responsibility of the builder.



2.7 Lowest Top of Footing – Builders are encouraged to review in detail the grade and footing elevation information provided to determine if there are any constraints with respect to house type. Under certain circumstances a shallow LTF will impact the choice of house style. Consultations with our design Engineers may result in specific solutions to offer more options for certain lots.

2.8 Retaining wall/Swales – Should a Builder construct a house not conforming to the grade sheet provided they will be responsible for the cost of constructing any retaining walls or swales as required by McKay Ranch.





3.0 Design/ Materials



3.1 Roof – For bungalows, bi-levels, & split levels a minimum roof pitch of 5 in 12 is required. Two story homes will require a minimum roof pitch of 5 in 12. Steeper roof slopes may be enforced on some secondary roofs or dormers to enhance to appeal of the home.



3.2 Primary Finish – Vinyl siding, stucco, brick, or stone will be allowed. All stucco must be complimented with stucco detailing & build-outs.



–All Shingles to be a minimum 30 year Architectural Asphalt shingles



3.3 Building Elevations/ Detailing – The objective of having a high standard of visual appeal will be achieved primarily through the addition of sufficient architectural detail on the homes. The elements described below could also be enforced on lots deemed to be high visibility (ie. Those that back onto parks or public roadways).



- All windows and doors on high visibility facades must have a minimum of 4” trim on all sides.



– A minimum of 75 square feet of brick or stone will be required on all homes. All masonry should be wrapped a minimum of 24”. The masonry component intended must be shown accurately on the plans submitted for approval. Good construction practices should be used to protect masonry from the moisture in the ground.



– Sidelights and transoms are encouraged.



– Gable ends and dormers are dramatic features to enhance the curb appeal of a home. Detailing within these features allows the use of multiple materials to create visual interest. At least one of the following must be incorporated into gable ends on the front elevation; shadow boards, shingles/shakes, false trusses, brackets, vertical siding, board & batten.

– Front facades must have a variation of elevations to add visual interest.

– Additional trim and design features to consider could include; columns, pillars, fan windows, scales, keystones, porches/verandas, louvers, bay/box windows, turrets, rafters, ladders, use of two colours

3.4 Chimneys and Flues – All chimneys/flues visible from the street must be boxed in and finished with brick, stone, or the same material as the house.

3.5 Colors – All exterior colour schemes will be approved on a lot by lot basis. When approving colours the Architectural Control Consultant will consider the overall look and design of the home with respect to adjacent homes and reserves the right to make changes as required. When submitting plans for approval exact colour choices must be provided with the manufacturer and colour name.

3.6 Garages and Driveways – attached double garages with concrete or paving stone driveways will be required on many of the houses in the community.

3.6.1 Large gables above the garage door will require additional detail to match the rest of the house.

3.6.2 Garages are to be located according to the established garage plan available from the McKay Ranch office.





4.0 Landscaping and Fencing



4.1 All Builders will be required to provide landscaping to the front yard of all homes within 12 months of the completion of the home -minimum of one tree or 3 shrubs and sod



4.2 - All homeowners are encouraged to complete the fencing and landscaping of their lot within 12 months of the completion of the home. The fence style recommended is a 6' 0" (1.8 m) privacy style fence in white or an alternate colour to compliment the house.



4.3 - All Builders with lots backing onto or adjacent to park MR, PUL ,walkway or green areas will be required to have a 6'0" (1.8 m) white vinyl privacy fence constructed adjacent to these areas within 12 months of the completion of their home. Specific lots impacted will be identified at the time of sale.



5.0 Design Approval Process



5.1 - If desired, McKay Ranch will provide preliminary comments on building plans prior to the formal submission. This provides the opportunity to ensure that the intent of the guidelines are being followed and can help avoid delays.



5.2 - Prior to making application to the Town of Blackfalds for a building/development permit the builder shall submit the plan for approval to:

1574997 Alberta Ltd.
o/a McKay Ranch
#1, 6784 65th Ave Red Deer Alberta
T4P-1A5



5.3 - The house plan approval submission shall include:

- A completed application with selected colours & materials
- Four sets of scaled building plans and elevations showing the full detail and trim proposed. One set for McKay Ranch approval process and 3 to be stamped for Town Development approval process
- A plot plan showing all setbacks
- Security deposit of \$2,000 payable to 1574997 Alberta Ltd., will be refunded back to Builder when the front landscaping per 4.1 and the white vinyl privacy fence as per 4.3.



Note – All plans will be reviewed in terms of their adherence to these guidelines and the objectives of the community. McKay Ranch Developments reserves the right to make exceptions to these guidelines where deemed appropriate. Individual concerns will be adjudicated by McKay Ranch Developments and their decision will be final.

