

SKYVIEW
RANCH



Multi-Family Architectural Guidelines
December, 2009



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The Developer reserves the right to amend all guidelines at any time without notice.



1. Introduction

SkyView Ranch provides a sustainable, innovative and liveable urban environment. This comprehensively planned community will allow residents to live, work and play within SkyView Ranch. It is a community whereupon pride of ownership is paramount. A sense of place is achieved throughout the community with both unique design and place-making techniques.

A team from Walton Development and Management Inc and an Architectural Controller (AC) will review and approve all Multi-Family structures in SkyView Ranch using the following architectural guidelines.

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2. Objectives

The Multi-Family Architectural Guidelines created for SkyView Ranch are intended to provide flexibility for the Architect, Designer, Builder and Homeowner within an overall cohesive theme in order to protect the long-term value of the home and community by;

- allowing flexibility of Multi-Family designs and features which are complementary with the approved styles
- avoiding repetition of colours and styles while encouraging colour schemes which are compatible with the approved style choices

The Developer reserves the right to decline designs deemed not to be compatible with the overall look of the subdivision.

All Designers, Architects and Builders must ensure within their area of expertise that the building design, construction, landscaping, colour schemes and the structure / lot placement meet all required guidelines and all required National, Provincial and City of Calgary codes and bylaws.

Homeowners purchasing in this community are encouraged to understand their responsibilities concerning the guidelines after taking possession of their homes.



3. Structure Requirements

3.1. Setbacks

The Multi-Family buildings greatly influence the overall character and feel of SkyView Ranch. Designers must incorporate a variety of setbacks for adjacent buildings and preferably within the same building. A streetscape incorporating a range of setbacks, building orientations and open space, lessens the overall massing of multi-family structures. Rows of long parallel buildings will not be accepted.

Multi family buildings perpendicular to adjacent structures are encouraged where possible to allow for optimal site lines and diminished massing.

3.1.1 General Setback Requirements

- All current national and provincial building codes, regulations and the City of Calgary's Land use bylaws concerning all setbacks must be strictly abided by as the minimum requirement for all structures.

3.1.2 Front Setbacks

- In addition to the City of Calgary minimum regulations, an adequate setback must be incorporated to allow for a clearly visible entry area/feature to distinguish the entry area from the mass of the building without the entry appearing to be an 'added on' element.

3.1.3 Corner Setbacks

- The building mass end walls should step down to ensure an appropriate scale and compatibility with the existing community.

3.1.4 Backing onto Parks

- The building wall mass should step back and/or down to ensure an appropriate scale and compatibility with lower surrounding land uses

3.1.5 Shared Property Line with Single Family

- A recommended minimum 6 M (20'0") setback for Multi-Family building walls which are adjacent to lower density single family residences will allow for a buffer (wall, fence landscaping, etc.) between the structure and homes.

3.2. Building Height & Density Requirements

3.2.1 Roofing

In addition to any Architectural Guideline height requirements, all current national and provincial building codes, regulations and the City of Calgary's Land Use Bylaws must be met regarding Building Height Restrictions & Density Requirements as per;

Division 6: Multi-Residential – Low Profile (M-1) (M-1d#) District

Division 7: Multi-Residential – Medium Profile (M-2) (M-2d#) District

Division 8: Multi-Residential – High Density Low Rise (M-H1) (M-1d#) District



3.3. Design Criteria

Multi family structures must compliment and blend with the surrounding community. The massing, texture, colour and design chosen must not dominate the streetscape.

- Unbroken roof or wall plans greater than 12.2 M (40'0") are strongly discouraged. Stepping of the horizontal plane should be a minimum 1.22 M (4'0") setback.
- All sides of the building should reflect the design style chosen and read as a complete design.
- Materials used must be durable and long lasting.

3.3.1 Required Design Styles

- Arts and Craft Movement
- Arts and Craft Shingle style
- Mountain Vernacular
- Unique styling that compliments the above styles will be considered

3.3.2 Roof Style

- The roofing style must be compatible with the design style chosen. Shed roofs are to be selectively used and/or upgraded with a feature roof where possible.
- Main roof slope to be a minimum 6:12 where possible.
- All exposed flashing, venting etc. must match the roof colour.
- Samples for new product/material proposals must be submitted for review.
- Garage, Exterior Living Space and Entry roofing are to be a minimum 6:12 (lower allowed if style appropriate and pitch interferes with windows above)

3.3.3 Gable Style

- The gable detail and scaling must reflect the building style chosen.

3.3.4 Entry

- The entry must reflect the design-style chosen and be pedestrian friendly. A minimum of 2 features must be incorporated (i.e. upgraded door(s), columns, sidelights/transoms, covered entry with feature roof, equal equivalent).
- All entry columns must be compatible with building design style and proportionally appropriate for the scale of the entry.

3.3.5 Additional Elements

- Any bay windows incorporated into the design must be habitable.
- All cantilevers are strongly discouraged without bases ending in a foundation or buried in a roof.

3.3.6 Masonry / Decorative Base

- Garageless: the base of Multi-Family buildings must reflect the style chosen and be finished with masonry (cultured acceptable see approved list page 9), shingles, lattice, paneling etc. to an style appropriate height.
- Garage: high profile garage doors to be framed with a minimum 42" high masonry (or shingles) and minimum 24" side returns. Garage front column widths >24" should have a minimum equal side return (i.e. 30" wide column front should use a min. 30" return). All returns must finish at an appropriate location. Plain, style incompatible or vinyl box outs will not be accepted.



3.3.7 Flankage Side Upgrading

- The flankage side, when visible from the street, must be upgraded to the same level as the front elevation. Wall break(s), cantilevers, enhanced window details, muntins, battens, gable details and upgraded rooflines are required. (See additional set back requirements 3.1.3)

3.3.8 Elevations Backing onto Parks

- Rear elevations backing onto parks must have upgrading; wall break(s), cantilevers, enhanced window details, battens, gable details and upgraded rooflines etc. (See additional set back requirements 3.1.4)

3.3.9 Minimum Building Size

- The Building's design/size and lot must be compatible. The Building must not overpower or underutilize the lot

3.3.10 Garage / Garage Entry

- Multi-Family residence parking should be located within an attached garage. Garage massing and garage entries must be designed as to not dominate the visual impact of the overall multi-family structure from the street. No detached garages are allowed without the written consent of the developer.
- Any adjacent joined garage wall planes should provide visual interest by i.e. offsetting the wall planes and varying rooflines where possible.
- Garage doors should not be located facing the street whenever possible. If street facing is a must, garage door should be offset from the main wall and blended with the chosen style.
- Street facing garage doors must incorporate style appropriate glass inserts. (Exceptions will be reviewed on a per structure basis)
- The garage door maximum height is 8'0". Double doors must be a minimum 16'0" wide. Single doors, minimum 9'0" wide will be considered on an individual basis.

3.11. Parging

- Front elevation and all sides visible from the street (i.e. internal cluster buildings with exposed sides) require a maximum of 8" parging. All high profile elevations visible from chain linked green spaces require 15" parging. All other elevations require a maximum 24" parging.

3.3.12 Chimneys and Flues

- All chases (if required), must match building material. Minimize flue exposure above chase (12") for any flues required which are visible from the street and green spaces. The flue colour should be compatible with roofing where possible.

3.3.13 Auxiliary Buildings

- Auxiliary buildings must use the same colour and material as the main structure(s) if possible. All buildings must meet City building codes and bylaws.

3.3.14 Trash Receptacles

- Trash and recycling (if applicable) pick-up areas are to be incorporated in the overall design to ensure a minimum impact to the overall building, open space design and residences peace of mind.
- Trash and recycling (if applicable) receptacles should be screened with a 1.83 (6'0") solid gate and enclosure, which is compatible to the building design and materials used.

3.3.15 Garbage Storage

- Garbage and waste material shall be stored in weatherproof and animal-proof containers in accordance with the Waste Bylaw and shall be visually screened from all adjacent sites and public thoroughfares.



3.3.16 Mechanical Equipment

- All mechanical equipment should be concealed from view by wall screening and/or landscaping. Every effort must be taken to diminish sound transmittal generated by all equipment (including HVAC).
- Wall screens should extend .3 M (12”) above the height of all equipment where possible. Screens must be compatible in material, colour and style of the multi-family structure.
- All roof top mechanical equipment shall be screened from all viewing within the community, Projections, vents, gutters etc shall be screened where applicable or designed to compliment the chosen architectural building style.
- Service meters and antennas should be screened from viewing where possible.

3.4. Building Repetition

- The front elevation of buildings that are very similar cannot be repeated on the same side of the street without 2 other building between and not directly across the street (front to front elevation or side to side elevation).
- The front elevation of buildings that are very similar must not be repeated in a multi-family cluster of buildings.
- Multi-family clusters should share a common design theme while maintaining creative differences i.e. variations in massing, material colours, roof forms etc.
- The same rear elevation must not repeat for 2 lots (1 lot between)
- The AC reserves the right to request design style changes if required.

3.5. Colour Scheme / Colour Repetition

3.5. Colour Scheme / Colour Repetition

The Developer reserves the right to decline any colour scheme deemed not to be compatible with the overall look of the subdivision and/or proposed structure.

- The exact same colour combination of roof/wall material/trim/masonry must have 2 different coloured buildings in between and will not be allowed directly across the street (front to front elevation or side to side corner elevation).
- Building colours in clusters, must be designed to be compatible but different. Two buildings within a cluster should separate the same wall colour.
- Adjacent cluster buildings should not use the same trim and masonry colour and/or style. (Exceptions will be reviewed on a structure by structure basis)

3.5.1 Roofing

- See page 8 for acceptable manufacturer / colour selections
- Roofing must be compatible and blend with the building colour scheme
- Flashing to match roof colour; no galvanized flashing allowed
- Same coloured roofing may be used on adjacent buildings

3.5.2 Fascia, Soffit and Rainware

- See page 8 for acceptable manufacturer / colour selections
- Fascia should be lighter or darker than the wall colour.
- Structures should use a different fascia colour than adjacent neighbours
- Clusters of structures should use different but blended fascia colours.



3.5.3 Vinyl/ Hardie Board

- See page 8-9 for acceptable manufacturer / colour selections

3.5.4 Trim, Doors & Miscellaneous Battens

- See page 8 for acceptable material / colour selections
- High profile elevations should incorporate a minimum of 2 colours other than the roofing and wall colour. One colour should be a custom colour which is different than industry standard pre-fabricated colours
- Clusters of structures should use different but blended trim colours.

3.5.5 Masonry

- See page 9 for acceptable manufacturer / style / colour selections
- Masonry should not be the exact colour/style combination as adjacent neighbours unless approved by the Developer.



4. Lot Planning Guidelines

4.1. Foundation Design

- Builders are solely responsible for geotechnical investigations required to establish the existing bearing capacities of the soil and the resultant foundation design requirements needed. Builders are required to have a Geotec review their excavations and footing designs for adequacy.

4.2. Amenity Spaces & Courtyards

- The Designer, Architect and/or Builder is responsible to ensure that all structures and open areas relating to their area of expertise, abide by all current pertinent national building codes, regulations and the City of Calgary's Land use bylaws pertaining to the designated Developer districts.

4.3. Open Spaces

- A 15% minimum of the net site acreage should be dedicated areas for communal passive and active recreation within the overall multi-family design. Areas excluded from the 15% are balconies, private patios or yards, public right of ways, parking, storage areas, private streets or drives and driveways.
- Open spaces should relate to any existing community paths and to each individual multi family building within close proximity. Clustering of buildings allow for joint usage of a well-planned open space.
- Areas less than 12 M (40'0") between multi-family buildings must be incorporated in the overall design of the open space and provide a common usage to be included in the 15% calculation. Left over strips of land between buildings and parking are to be avoided.
- Drainage swaling and retention areas may be included as open space calculation as long as the area is publicly accessible and usable.

4.4. Surface Parking

- •maximum of 6 adjacent surface parking stalls recommended prior to utilizing some form of a visual break in order to diminish the overall surface massing.
- Varied parking surfaces are encouraged. Asphalt only areas are not allowed.

4.3. Retaining / Wing Walls

- All structural retaining and / or wing walls required due to the Builder / Owner selected home design and/or orientation on the specified lot, must be accurately dimensioned on the plot plan with a TOW (top of wall) and BOW (bottom of wall) elevation specified.
- Retaining / wing walls must have finished surfaces when exposed to yards, parks and / or streets. Wall colour and material used must be compatible with the existing home.
- The Builder is responsible for the cost, sizing and the construction prior to the final inspection of any structural retaining / wing walls required.



4.5. Driveways, Sidewalks and Paths

- Internal pedestrian paths between buildings (if applicable) should connect with any existing community path networks in the vicinity.
- Entry drives should incorporate some texturing and colour, which is compatible to the chosen design of the Building. Large masses of concrete and/or asphalt areas are to be avoided and may be rejected if proposed.

4.6. Lot Grading Requirements

- All plot plans submitted for approval must conform to the City of Calgary Grading Bylaw #32M2004 requirements. Plot plans with items requested that are not shown will be returned to the Builder without review.
- Minimum / Maximum required slopes;
- Driveway and front sidewalks; 3-10%, 2-12% in special situations only
- Sideyard; recommended 8-15%, will accept 4-33% in special situations
- Rear yard; 4-15%, will accept, 3-18% in special situations only
- Builders must ensure positive drainage away from all structures and not onto neighbouring lots.
- Down spouts must be discharged to soft landscape areas only. There is to be no hard surface drainage.

4.7. Retaining / Wing Walls

- All structural retaining and/or wing walls required due to the building design and/or orientation on the specified lot, must be accurately dimensioned on the plot plan i.e. TOW (top of wall) and BOW (bottom of wall) specified.
- Retaining / wing walls must have the finished face exposed to the yard. Wall colour and material used must be compatible with existing building.
- The Builder is responsible for the cost, sizing and the construction prior to the final inspection of any structural retaining / wing walls required.



5. Miscellaneous

5.1. Lighting / Satellite Dishes

Pot lights or upgraded exterior fixtures (Appendix 1 pages 14-15) are required for front drive garages (minimum 2 lights) and entry lighting (min. 1 light). All other lights must be unobtrusive to the streetscape, neighbours and be compatible to the structure. Satellite dishes must be unobtrusive to the streetscape and neighbours.

5.1. Street Addresses

- Addresses must be clearly visible from the street and must blend with the building style and community.

5.2. Mail / Newspaper Boxes

- Individual mail, newspaper or any other product advertisement boxes are not allowed in high profile locations i.e. entrances, major site line pathways etc.

5.3. Signage

- All signage must be compatible with the materials and design style of the specific multi-family building while blending with the overall signage in the community.
- Sign lighting must be the minimum required to ensure readability and must limit light pollution to the surrounding area.
- The Architectural committee will review all signage and any requests for additional signage as required.

5.4. Satellite Dishes

- Satellite dishes must be unobtrusive to the streetscape and neighbours.

5.5. Oversized and/or Vehicles in Disrepair

- All commercial and recreational vehicles larger than 1 ton (i.e. trailers, boats, recreational vehicles, etc. must be stored off site). Vehicles are permitted for loading and unloading with a maximum stay of 48 hours.
- Any vehicles in extreme disrepair must not be left parked and/or abandoned on any streets in this residential district.

5.6. Designer, Architect and Builder Responsibilities

- The Designer, Architect and/or Builder is responsible to ensure that all current national building codes, regulations and the City of Calgary's Land use bylaws concerning their area of expertise pertaining to each designated Developer districts are achieved as per specified requirements for; density designations, floor area ratios, building structures restrictions (main and accessory, heights, setbacks etc.), private amenity spaces, courtyards, right-of way setbacks, parking and loading, airport vicinity special regulations, projections over yards and floodway floodplain special regulations.



6. Colour / Materials

Elements	Specifications
Box in for chimney chase / flues	<ul style="list-style-type: none"> Chases (if required) must match wall material and proportionally complement style chosen. Minimize flue exposure (max. 12") above chase for flues that are visible from the street & green spaces. Prefinished metal flues and roof vents that are compatible with the roof colour must be used
Flashing	No galvanized flashing allowed. Flashing must match or be compatible with the roof colour.
Roofing	<ul style="list-style-type: none"> Commercial sealed roofing products with appropriate stops Asphalt equivalent /colour matches to; Cambridge; Dual Back, Driftwood and Harvard Slate. Renaissance; Black Slate (basic tabbed product will not be accepted)
Colour Scheme	The AC reserves the right to approve or disapprove any colour scheme submitted by the Architect, Designer or Builder.
Soffit	<ul style="list-style-type: none"> 12-24" style compatible sizing required. Flush eaves will be strongly discouraged (min. 6" overhang for cantilevers if possible). Colours to Avoid; no bright or very light shades of; cream (linen and driftwood colours accepted), beige, yellow, orange, rust, red, pink, purple, blue (dark blue will be accepted), light yellowish or forest green, or any other similar colours.
Fascia	<ul style="list-style-type: none"> Aluminium/Vinyl/Smartboard in colours compatible with home colours. See soffit for; Colours to Avoid Fascia should be lighter or darker than the siding colour. Colours similar to the wall vinyl will be approved on an individual basis.
Rainware	<ul style="list-style-type: none"> Aluminium/Vinyl in colours compatible with building colours. See soffit for; Colours to Avoid Eaves recommended matching fascia but compatible colours are allowed. Downspout colours which are the same or similar to the wall colours are recommended.
Window & Door Trim, Doors & Miscellaneous Battens	<ul style="list-style-type: none"> High profile elevations should incorporate a minimum of 2 colours other than the roofing and wall colour. One colour should be a custom colour which is different than industry standard pre-fabricated colours Battens /decorative trim should be lighter or darker than the siding colour chosen. Colours similar to the wall vinyl will be approved on an individual basis. Rear window battens must match front window battens on all high profile rear elevations (i.e. backing onto parks, streets etc.) Aluminium/Vinyl in colours compatible with building colours. See soffit for; Colours to Avoid
Walls (vinyl and cement board only) Corner Boards	Corner board colours must be the same or compatible with the wall colour. 6" corner boards are recommended.
Walls to be same or similar to wall colours specified (darker colours considered); Gentek	Approved; Linen, Almond, Antique Ivory, Sandalwood, Wicker, Pebble, Storm, Sage and Canyon Clay. Pearl & Dover Gray on a lot-by-lot basis. // Not Approved; Snow White, Sandstone, Maize, Mist Blue, Everglade & Arcadian. (Please submit all new/unmentioned colours for pre-approval)



Elements	Specifications
Mitten	<p>Approved; Bone, Sandcastle, Sandalwood, Lite Maple, Hearthstone, Brownstone, Ash, Stratus, Clay, Sage, Grenadier Green, Khaki Brown, Aviator Green. Satin Grey, Flagstone, Mountain Gray and Academy Grey on a lot-by-lot basis //</p> <p>Not Approved; Frost, Blush, Ivory, Prairie Gold, Mist Green, Richmond Red, Heritage Tan &. Annapolis Blue. (Please submit all new/unmentioned colours for pre-approval)</p>
Royal	<p>Approved; Linen, Driftwood, Country Almond, Hickory, Heather, Harvard Slate, Sand, Wicker, Aspen, Clay, Flagstone (formerly Sage Green), Meadow Green. Sterling, Gray, Charcoal Gray and Estate Gray on a lot-by-lot basis // Not Approved; White, Beige, Vintage Cream, Olive Grey, Blue Grey, Rustic Red, Highland Cedar, Lakeside Blue, Chesapeake Green, Country Green, Hampton Blue and Heritage Blue. (Please submit all new/unmentioned colours for pre-approval)</p>
Waterford	<p>Approved; Almond, Tan, Sand, Sandstone, Khaki, Clay, Pine and Classic Linen. Heritage Gray, Gray & Slate on a lot-by-lot basis // Not Approved; White, Prairie Wheat, Antique Ivory and Slate Blue. (Please submit all new/unmentioned colours for pre-approval)</p>
Vytec	<p>Approved; Irish Linen, Champagne, Country Almond, Sandlewood, Autumn Ash, Sierra Brown, Wicker, Terra Clay, Pebble Clay, Storm and Sage Green. Clipper Gray & Estate Gray on a lot-by-lot basis // Not Approved; White T3, White, Antique Ivory, Desert Sand and Blue. (Please submit all new/unmentioned colours for pre-approval)</p>
Fiber / Cement Board; JamesHardie (and equivalents)	<p>Approved; Cobble Stone, Monterey Taupe, Sandstone Beige, Timber Bark, Khaki Brown, Woodstock Brown, Acorn, Dusty Green, Mountain Sage. Light Mist, Iron Gray and Heathered Moss on a lot-by-lot basis //</p> <p>Not Approved; Arctic White, Sail Cloth, Woodland Cream, Soft Green, Autumn Tan, Harris Cream, Tuscan Gold, Chestnut Brown, Traditional Red, Countrilane Red, Parkside Pine, Boothbay Blue. Navajo Beige and Evening Blue (okay for trim). (Please submit all new/unmentioned colours for pre-approval)</p>
Masonry – material / style / colour	<p>Most masonry styles (ledgestone encouraged) and colours (except very light or very contrasting) will be considered for approval. Brick will be accepted; reds, rusts and yellow colours will be accepted on a lot-by-lot basis. Colours must be compatible with colour scheme chosen for roof/walls and trim. The AC reserves the right to reject any masonry colour or style.</p> <p>Eldorado with the following exceptions; no Hillstone, Country Rubble, Field Ledge, Top Rock, River Rock, Monarch, Limestone, Castlestone, Shadow Rock, Vintage Manor, or any similar styles. Mountain Ledge panels will be approved in Rundle only.</p> <p>Coronado with the following exceptions; no Italian Villa Stone, Tuscan Villa Stone, French Country Villa Stone, Canyon Ledge, Carolina Rubble, English Rubble, Country Castle, Belgian Castle, Minnesota Fieldstone, Appalachian Fieldstone, Split Fieldstone, River Rock, Creek Rock or any similar style.</p> <p>Cultured Stone with the following exceptions; no River Rock, Stream Stone, Limestone, Fieldstone, Dressed Fieldstone, Split Face, Driftstone, Castle Stone, Coral Stone, Cobblefield or any similar styles.</p> <p>Centurion Stone with the following exceptions; no very light or very contrasting Rubble, no very light or very contrasting Rustic, Biltmore, no very light or very contrasting Cutface, Splitface, Castle Rock, Palos Verde, Fieldstone, River Rock, Lakestone, Ocala, Windsor Castle, Driftstone, English Hackett, Blonde Weatheredge or any similar styles.</p>



Elements	Specifications
Gable Ends	Appropriately scaled amount of wood or vinyl shakes, vertical battens and/or siding, louvers compatible with chosen style (scallops or other Victorian details not accepted). Colour must be compatible with building colours chosen.
Window Decorative Grills / Muntins	Grills/Muntins suggested and approved if compatible and proportionally scaled with style chosen
Columns	<ul style="list-style-type: none">• All columns must be compatible with design style chosen and size scaled appropriately.• Top and base trim encouraged and may be required by AC for approval /// Masonry or built out bases encouraged
Railing	Metal/Wood to be compatible with style of building and chosen colours
Meter Placements	Meters must be placed away from or concealed from the street with screening (landscaping etc.).



7. Approval Submission

7.1. Electronic & Prints Sets of the Preliminary Submission

- Two complete preliminary hard copy sets of working drawings must be presented to the Developer for review
- Designer/Builder to submit a preliminary package consisting of;
- Preliminary design review form
- An overall map of the area indicating the general layout of all proposed building(s)
- A summary of the design theming and explanation of how the proposal meets with the guidelines
- A plot plan identifying; all required grade plan information, building footprint(s), patios, decks, driveway/walkway locations, guest parking, all drainage/grading intent, swaling, fencing, retaining required, elevations of basement and main floor etc.
- Floor plans 1/8-3/8" scale indicating all pertinent information
- Elevations 1/8-3/8" scale showing all walls, heights, building envelope, finished grading, exterior colours and materials.
- Roof Plan 1/8-3/8" scale showing exterior colours and materials.
- Conceptual landscape plan
- Conceptual exterior lighting plan

7.2. Electronic & Prints Sets of the Final Submission

- Two complete hard copy final sets of working drawings must be presented to the Developer for review
- Designer/Builder to email the Architectural Controller a complete final package consisting of;
- Final design review form
- All finalized information as per above
- A colour sample board showing material and colour of; roof, exterior wall and wall rim, window trim, shutters/awnings, gable trim, exterior door/door trim, garage door/garage door trim, masonry, fencing/wall, exterior railings, path/driveways



8. Landscaping / Fencing

8.1. Landscaping Security Deposit

- A \$10,000.00 landscape security deposit is required per lot from each Builder, which will be held until the completion of landscaping. The Developer may use all or a portion of this deposit to resolve any outstanding front yard landscaping issues.

8.2. Landscaping

- A preliminary landscaping plan must be presented to the Developer for review of the concept and Developer approval if appropriate, at the earliest possible opportunity.
- The final Landscape plan must be presented to the Developer for review and final approval prior to commencing the ordering of products/plants.
- Landscaping should be located along the visible frontage elevations and focused at the entrances to the commercial site
- Sitting areas/benches should be incorporated in the site where possible
- Underground automatic irrigation systems need to be designed to irrigate with separate zones when appropriate.
- Landscaping to be completed within one building year of Building completion and/or occupancy whichever is first.

Tree Selection for Front Drive Homes:

- Colorado Blue Spruce
- Malus Royalty (Royalty Crab Apple)
- Mountain Ash
- Amur Cherry

Tree Selection for Rear Drive Homes

- Columnar Swedish Aspen
- Malus Royalty (Royalty Crab Apple)
- Mountain Ash
- Amur Cherry

8.3. Fencing

- The Builder is responsible for any encumbrances pertaining to fencing identified on the title of each specific lot.
- All Builder constructed fences must be in compliance with all City of Calgary Codes and Bylaws.
- Builder fencing on lots with a designated Developer fence must be an exact match to the Developer designated lot fencing in colour, style, material and height.
- Fences constructed on lots without a designated Developer fence are to be constructed from cedar or wood stained/painted, spruce/pine, screened fence (full privacy or top lattice will be accepted). The wood paint/stain must match the area's existing Developer's wood fencing. The maximum wood fence height is 6'0" as long as the fence is in compliance with all City of Calgary Codes & Bylaws.



Appendix 1

Multi-Family to use Similar Exterior Lighting Fixture as per Cartwright Lighting below

- 1) Available in Bronze finish with Clear Water Glass.
- 2) Available in Bronze finish with Amber Glass
- 3) Available in Antique Copper or Black
- 4) Available in Bronze finish with Amber Glass
- 5) Available in Bronze or Black finish with White Glass
- 6) Available in Bronze finish with either White or Honey Glass



Multi-Family to use Similar Exterior Lightning Fixtures as per Carrington Lighting below

- 1) Imperial Bronze Linen Glass
- 2) Corinthian Bronze, Antique Excavation Glass
- 3) Weathered Patina, White Opalescent
- 4) Prairie Rock (Bronze), Etched Linen Glass
- 5) Black, Clear Seedy Glass, Bronze, Amber Seedy Glass
- 6) Black, Frosted Acrylic Diffuser Glass Copper Patina, Frosted Acrylic Diffuser Glass
- 7) Black, White Marble Glass Bronze, Honey Marble Glass

