

MORNING VISTA ESTATES



DESIGN GUIDELINES

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MORNING VISTA

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MORNING VISTA

THE VISION

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THE VISION

Morning Vista Estates is a 120 acre residential estate community situated within the M.D. of Rocky View No. 44 and the community of Central Springbank.

Morning Vista Estates is located ten (10) kilometres west of the City of Calgary adjacent Lower Springbank Road

Morning Vista Estates comprises forty two (42) homesites. Each homesite is designed to offer wide views of the surrounding foothills and eastern slopes of the Rocky Mountains.

Homes built within the community will be a celebration of architectural uniqueness, express innovation and be sited in a manner that is sensitive to the natural forms of the Morning Vista Estates landscape.

The Design Guidelines establish the standards of the architectural form, building material, landscaping and the siting of each home in order to ensure the highest standard of estate development. The Design Guidelines are intended to unify the community, while allowing for an appropriate latitude of individual architectural expression.

Development of Morning Vista Estates is focused on the creation of an residential estate community which:

1. Preserves the natural textures and landforms of the Morning Vista Estates environment;
2. Offers a rich quality of life and livability for residents and their visitors through the provision of open space, internal and regional pathways, playground and a community meeting shelter ; and
3. Embodies the highest standards and quality of architectural design in the homes of Morning Vista Estates.





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AN OVERVIEW OF THE DESIGN GUIDELINES

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AN OVERVIEW OF THE DESIGN GUIDELINES

The architectural and site development standards contained in these guidelines will be administered through a defined design review process. Decisions made throughout the design review process will focus on achieving the vision established for the Morning Vista Estates community. The design review process will be administered by the Developer (and his representatives) until full build-out of the community. Following full build-out the Morning Vista Homeowners Association will assume stewardship of these Guidelines.

These Guidelines comprise a written description of building siting, preferred architectural forms, material and landscaping elements that homeowners, builders and design professionals may use in developing an individual architectural expression for each homesite.

As an owner of a Morning Vista Estates homesite, you will be responsible for compliance to the Design Guidelines which form part of your sales agreement. In order to ensure that subsequent homeowners are aware of this responsibility, a “Restrictive Covenant” referencing the Design Guidelines is registered against all residential homesites within the Morning Vista Estates community.

In addition to compliance to the Design Guidelines, you will also be responsible for conforming to all other applicable codes, standards and guidelines required by other federal, provincial and municipal authorities having jurisdiction in the M.D. of Rocky View No.44.

The Morning Vista Estates Design Guidelines are grouped into six parts:

Part One outlines the design review process which will be administered by the Developer of the Morning Vista Estates community (up to complete build-out of the community).

Part Two contains the site planning guidelines which apply to all homesites within Morning Vista Estates and administered through the design review process.

Part Three contains the building design guidelines which apply to all construction within Morning Vista Estates and administered through the design review process.

Part Four contains the landscape design guidelines which apply to all homesites within Morning Vista Estates and administered through the design review process.

Part Five contains the requirements for future individual wastewater system decommissioning.

Part Six contains the Design Guideline appendices.



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PART 1 - THE DESIGN REVIEW PROCESS

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THE DESIGN REVIEW PROCESS

Introduction

Part one of the Design Guidelines outlines the design review process which will be administered by the Developer (and his representatives) up to full build-out of the Morning Vista Estates community.

Detailed architectural and site design submissions will be evaluated in accordance with the Design Guidelines.

The design review process is intended to be constructive and collaborative with a focus on permitting you the flexibility to design a home especially suited to your needs within a liveable, vibrant and respected country residential community.

Application of the Design Guidelines

It is important to note that while the Design Guidelines will be applied to all construction within Morning Vista Estates, there is flexibility to consider innovative proposals. If you are considering an architectural design which may require relaxation of some part of the guidelines, it will be important to discuss this matter with the “Design Review Consultant”.

Variances to the Design Guidelines may be considered on an individual basis and where it can be demonstrated that other aspects of the proposed architectural design exceed the expectations of the Design Guidelines and that the relaxation is necessary and appropriate to the development.

Relaxation of any portion of the Design Guidelines will not necessarily constitute a precedent for future relaxations to the Design Guidelines.

The Design Review Consultant

William R. Kumlin Architect Ltd. has been retained by the Developer to administer the design review process and ensure that all development proposed during the construction of the Morning Vista Estates community maintains the integrity of its of the overall master plan vision.

The “Design Review Consultant” is available to answer any questions you may have regarding the development of your homesite and to guide you through the design review process.

Contact information is provided in Part 6 - Appendix A.

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THE DESIGN REVIEW PROCESS

The Design Review Steps

The Design Review process comprises four steps:

Step One - The Purchase of your Homesite

When considering the purchase of your homesite, it will be important to thoroughly read and understand the Design Guidelines.

Please ask about the Design Guidelines and how it will affect your architectural design ideas or impact any special needs you may have for your future home.

You are encouraged to visit Morning Vista Estates frequently and at different times during the day. By spending time at your homesite, you will gain an understanding of its potential. This should assist you in visualizing new ideas for your home. You may also wish to consider how the “building envelope” defined for your chosen homesite relates to neighbouring homesites.

The Design Guidelines form part of your purchase agreement documentation. It is intended that all parties wishing to become part of the Morning Vista Estates community understand and adhere to its vision and standards.

Step Two - Selecting your Design Team and Builder

At step two you will choose a “Design Team” to bring your architectural vision of your new home to life. Your “Design Team” (which may include your home builder, a land surveyor, landscape architect and other building and development professionals) will work on your behalf to ensure that the architectural design of your new home is realized and that this design fits with the intent and spirit of the Design Guidelines. As an owner of a Morning Vista Estates homesite, you are encouraged to retain the services of a architectural design professional as part of your “Design Team” who will help you choose a home builder from a list of preferred builders that have been approved for Morning Vista Estates.

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Step 3a - Preliminary Consultation with the Design Review Consultant (Pre-design)

In step 3a, you or a member of your “Design Team” contact the “Design Review Consultant” to discuss your preliminary design ideas. Following the initial dialogue with the “Design Review Consultant”, your design concept submission can be prepared.

At this point, you will be required to purchase a site survey and engineering plan from the developer’s engineers.

Step 3b - Conceptual Design Submission and Review

For Step 3b, your submission should include documents relating to your homesite including, legal survey, and preliminary illustrations of the proposed design. A submitted concept statement will provide the “Design Review Consultant” with a basic understanding of the concept and how the design will fulfill the intentions of the design guidelines. Drawings should indicate property boundaries, building envelope, topography, existing vegetation, orientation with respect to views and sun, and other unique features of the site.

The “Design Review Consultant” will allocate three (3) hours to discuss your design ideas with you and review your preliminary submission. There are no fees for this review.

The “Design Review Consultant” will provide a response to the design with respect to the guidelines for identifying items which need attention or revision before the final submission.

Step Four - Detailed Design Statement, Review and Approval

Prior to submitting your application for a “Building Permit” to the M.D. of Rocky View No. 44, the Building Permit documents must be submitted to the “Design Review Consultant” to determine continuity with the approved conceptual design.

This submission must include a construction disturbance plan, including an erosion control plan intended to prevent the loss of soil during construction by storm water runoff and to prevent polluting the air with dust and particulate matter.

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THE DESIGN REVIEW PROCESS

Submission Requirements

Your submission under Step Five must include four (4) sets of clear and organized documents, submitted as a package, and including:

1. A Homesite Plan (prepared to scale at 1:200 or 1/16 inch =1 foot)

The “Homesite Plan” shall indicate the location of the intended building relative to surveyed property lines and the building envelope plan. The “Homesite Plan” shall be prepared by a registered Alberta Land Surveyor and shall identify the:

- legal description of your homesite (Lot, Block and Plan Number);
- area of your homesite;
- building area of your homesite;
- percent of site coverage that the proposed building(s) will cover;
- proposed elevation of the top of footing;
- proposed front grade of your homesite;
- proposed building corner grades relative to existing grades of your homesite;
- proposed property line setback distances of your homesite;
- location of your driveway access; and
- location of all registered easements and/or right of ways affecting your homesite.

2. A Site Plan (prepared at a scale at 1:100 or 1/8 inch =1 foot)

The “Site Plan” shall indicate the:

- location of the Natural Area;
- Building Envelope and Building Zone;
- proposed building (and all other structures);
- driveway; walkways; parking areas; patios; retaining walls;
- utility service facilities,
- decommissioning infrastructure as required by the Design Guidelines
- locations of all proposed services from connection point at road to connection at home;
- geothermal loop location (where required);
- site grading including existing and proposed contours and topographic features;
- existing trees and major shrubs to be retained and/or relocated;
- elevations of all building floors, patios, and terraces

The site plan should clearly identify the “Limit of Disturbance” and the proposed locations of all temporary construction fences.

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3. Floor Plans and Roof Plans (prepared to scale at 1:50 or 1/4 inch =1 foot)

Floor plans shall clearly identify the foundation walls; wall sections; fireplace and chimney; spatial layouts of all areas and floor levels; any projections or bay windows; size and specifics of all exterior windows and doors.

Roof plans should clearly indicate areas of sloped or flat roofs with roof slopes clearly articulated. All rooftop equipment needed for heating, ventilation and air-conditioning must be clearly indicated as must all roof mounted equipment such as satellite dishes, and solar panels.

4. Exterior Elevations (prepared to scale at 1:50 or 1/4 inch = 1 foot)

Exterior elevations shall include all sides of all buildings. All materials and colours used on the exterior elevations are to be identified. Existing and proposed grade lines shall be shown.

5. Sections (prepared to scale at 1:100 or 1/8 inch = 1 foot)

All sections shall be drawn from envelope line to envelope line indicating interior space, partitions and showcasing how the building form shields views of mechanical equipment from the road. Adjacent properties should be indicated where applicable.

6. Landscape Plan (prepared to scale at 1:100 or 1/8 inch = 1 foot)

The Landscape Plan shall indicate all existing and intended location of trees, shrubs and ground treatment. All species of vegetation shall be clearly identified on the Landscape Plan. All retaining wall locations; surface treatments; pools; large imported stones; exterior lighting; garden structures and any other site apparatus, should be indicated in this drawing. The Landscape Plan shall also include a surface grading plan, which will indicate all intended and existing site grading conditions.

7. Scale Model (prepared to scale at 1:100 or 1/8 inch = 1 foot) - optional

The Scale Model should showcase how the intended design is located within its context. Property lines and building envelope should be clearly articulated. The Scale Model should clearly indicate all spaces and boundaries and is intended to facilitate detailed design approval. All spaces and partitions listed in the above required drawings should be represented in the Scale Model.

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8. **Construction Plan (prepared to scale at 1:100 or 1/8 inch = 1 foot)**

The Construction Plan shall indicate the temporary location of the construction fence, within 1.2 metres (4.0 feet) of the prescribed building envelope and showing garbage bin; portable toilet; areas for stockpile; construction parking and access. Any damage to other areas must be attended to by the Homeowner or Builder at their cost.

9. **Exterior Lighting Plan (prepared to scale at 1:100 or 1/8 inch = 1 foot)**

The Exterior Lighting Plan shall indicate all exterior light fixtures and signage and include product information sheets of all proposed exterior light fixtures and fixture schedule.

10. **Exterior Material Sample Board**

The Exterior Material Sample Board should include all material samples mounted on a letter format (8.5 x 11 inches) or tabloid format (11 x 17 inches) board indicating colour, manufacturer of all exterior materials including window manufacturer and glass specifications. Material Board is to include owners name, homesite number and date of submission.

11. **Construction Schedule**

The Construction Schedule shall identify the approximate start and completion dates of construction, utility hook up, backfill, exterior finishing, completion of landscaping, and anticipated occupancy date. Construction should commence within ninety (90) days of design approval. If it is not possible to start construction within ninety (90) days of design approval, the owner shall notify the Developer.

Notwithstanding anything contained herein, the construction of the home shall be completed on each homesite within one (1) year of possession date of the homesite, and completion of landscaping within one (1) year of construction completion.

12. **Erosion Control Plan (prepared to scale at 1:100 or 1/8 inch = 1 foot)**

The Erosion Control Plan shall include a plan and written description of how erosion and stormwater will be controlled during construction.

13. **Copies of any special easements affecting your homesite.**

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THE DESIGN REVIEW PROCESS

Design Approval

The “Design Review Consultant” will examine your plans for compliance with these Guidelines and to ensure that all issues are resolved, and to assess the merits of any relaxations being requested.

The “Design Review Consultant” may require submission of a revised set of detailed design documents prior to issuing a letter of approval, which may incur additional fees to you from the “Design Review Consultant”.

The “Design Review Consultant” may add conditions to the approval of a proposed development.

Following approval by the “Design Review Consultant”, it will be your responsibility (as the Homeowner) to obtain all necessary municipal development and building permits.



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SITE PLANNING GUIDELINES

The Security Deposit

As a new country residential community, Morning Vista Estates will be under construction over an extended period of time. With the ongoing construction of new homes, it is important that construction does not negatively impact or damage other properties and the finished portions of the Morning Vista Estates community. Security deposits are taken to ensure that all stakeholders share in the stewardship of the Morning Vista Estates community and that there is a means to effectively mitigate, enforce and resolve any construction damage.

Upon purchase your homesite, you will be required to provide a \$25,000 security deposit to ensure that construction within Morning Vista Estates adheres to the Design Guidelines. This security deposit may also be used to address any costs arising from construction damage to a public area.

This security deposit is held in trust by the Developer and will be returned to you in two parts:

1. The amount of \$5,000 will be returned to you upon review and acceptance of your “Detailed Design Statement” by the “Architectural Design Consultant”;
2. The amount of \$20,000 will be returned to you at the completion of construction; provided that the final construction adheres to the approved “Detailed Design Submission” and that no damage to the community or site remains unaccounted.

In order to facilitate the return of your security deposit, please prepare a written request for return of the security deposit and submit it to the “Design Review Consultant “ at the appropriate time. The return of the security deposit is dependent on the substantial completion of construction within two (2) years of homesite purchase.

As a member of the Morning Vista Estates community, it is important that any damage at the onset of construction is reported to the Developer. As the Homeowner it is your responsibility to work with your “Design Team” and your “Builder” to ensure that all damage is reported.

Following the successful approval of the “Detailed Design Statement” submission, the security deposit of \$5,000 collected as part of the original homesite purchasing agreement will be refunded to you as the Homeowner.

The remaining \$20,000 of the original deposit will be returned at the close of construction and once the “Design Review Consultant” is satisfied that the final construction represents the “Detailed Design Statement”.

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In the event of a breach of any terms, covenants and conditions of these Guidelines, any part of the remaining \$20,000 of the original deposit or so much thereof, as may be necessary to compensate loss or damage, suffered or sustained as a Developer, may be used or appropriated to compensate for such loss or damage. In the event losses or damages exceed the amount of the deposit, the Developer shall not be limited to such amount, and such amount shall not be deemed to limit the amount of damages that the Developer may obtain from the Homeowner.





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PART 2 - SITE PLANNING GUIDELINES

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SITE PLANNING GUIDELINES

Introduction

Many of the important decisions you make regarding the architectural design of your new home will involve site planning. Careful attention to site planning can determine the extent to which you enjoy the sun, the views, and the outdoors at Morning Vista Estates.

Each homesite within Morning Vista Estates has been assigned a “Building Zone” and “Building Envelope” (See Appendix B) with the intent to preserve appropriate natural areas and to maintain view corridors for all homesites within Morning Vista Estates.

Building Zone

The “Building Zone” identifies the future location of homes within Morning Vista Estates and is an area of each homesite where building construction and major site disturbance will occur. Construction on each homesite must be contained within the defined “Building Zone”. Minor variances may be granted by the “Design Review Consultant”.

Building Envelope

The “Building Envelope” identifies minimum development setbacks and defines an area of the homesites where minor site disturbances may occur. The “building envelope” is intended to exceed minimum setback requirements of the M.D. of Rocky View No.44 and will provide for large natural spaces between adjacent homesites and their respective “building envelopes”.

Natural Area

Outside of the “Building Zone” and “Building Envelope”, no construction disturbance (with the exception of the driveway) will be permitted. The “Natural Area” must be left undeveloped with no re-grading, paving, planting or retaining walls. With the exception of driveways and pedestrian pathways, construction disturbance of the natural vegetation should be minimal.

Construction Limits

As part of the detailed design review submission, a “Construction Limits Plan” must be submitted to illustrate how your “Design Team” propose to access the site, stage building materials and excavate your homesite. During construction, temporary fencing must be erected at the boundary of the construction limits, and no disturbance associated with construction will be permitted beyond this boundary.

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Generally, the construction limits will be allowed to extend beyond the “Building Zone” by 2.0 metres (6.0 feet). The driveway access to your home must also be defined within the “Construction Limits Plan”.

All existing homesite grades and vegetation disturbed during construction which is outside of the “Building Zone” plan, but within the “Construction Limits Plan” must be restored to their natural condition.

Home Siting

The character of Morning Vista Estates is in part defined by its terrain and landforms. The care taken in the placement of buildings within this context will create a “sense of place” for Morning Vista Estates. For this reason, it is essential that each home give considerable attention to the siting within its homesite, respecting the existing form of the site, the movement of the sun and prevailing winds and the view corridors as they relate to the outlined building envelopes. The crest of the land is completely different from its valley and therefore should inspire two different housing typologies.

A home situated on a crest should follow the topography and resist projection toward the sky. This is drastically different than a home located in a valley, which should blossom out of the earth and reveal itself against a landscape which attempts to conceal it. In the preliminary consultation meeting the Architectural Design Consultant will help clarify whether each site is situated on a crest or a valley.

To promote pedestrian-oriented streets and spaces, each house should present a primary façade, including a sense of entry, to the street and/or public space.

Driveways

Each homesite is permitted one approach to the public road. All driveways shall be hard surfaced (paving, concrete, interlocking paving blocks or similar hard surfacing material) and be designed to minimize re-grading of the homesite or the use of retaining walls. No gravel driveways will be permitted within Morning Vista Estates.

Driveways should not exceed 4.0 metres (13.0 feet) in width, except where they meet the public road or necessary to accommodate garages and associated turning pads.

Large outdoor parking areas should be minimized, screened and located at the rear or side of your home. (Also see “Garages and Accessory Buildings” under Part 3 - Architectural Guidelines.)

MORNING VISTA

ARCHITECTURAL GUIDELINES

Stormwater Management and Site Drainage

Stormwater management at Morning Vista Estates was carefully considered during its design. Alterations to the existing terrain of Morning Vista Estates shall be minimized in order to respect the integrity of the stormwater management system.

Homes should be adaptive to the existing terrain of individual homesites. Through the creative use of stepped floors and building orientation, the impact of construction on the landscape can be minimized while simultaneously creating unique and dramatic interior spaces.

As part of the detailed design review submission, a “Construction Limits Plan” must be drawn to illustrate how the contractor proposes to manage site drainage during construction.

Fences

Fences within Morning Vista Estates must be pre-designed and included in your submission to the “Architectural Design Consultant”. The enclosing and screening of outdoor spaces, such as patios and courtyards, will be encouraged to be achieved through the design of the home rather than through fencing. Private courtyards can be created by the clever configuration of the building footprint.

Dog runs must be architecturally incorporated in the design of the home, or electronic invisible fences may be used.

No chain-link fencing is permitted in Morning Vista Estates.

Retaining walls

The use of retaining walls should be avoided at Morning Vista Estates. Where no other engineering solution is appropriate, retaining walls will be permitted only within the prescribed building envelope. Retaining walls (where permitted) should be designed to complement and enhance the natural form of the landscape. Retaining walls should be constructed of local stone, timber or finished concrete and reflect the materials and design of the home on the homesite.

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Any retaining walls being proposed must meet the following criteria to be approved:

1. Maximum height of 1.8 metres (6.0 feet);
2. The ends of the retaining wall should taper into the ground, or terminate into the house on the same site;
3. A qualified professional engineer must have verified the design of any retaining wall over .06 metres (2.0 feet) in height. For smaller walls, the use of an engineer is at the discretion of the home owner;
4. Guard rails, as may be required by building code, must be compatible in design and material to the proposed retaining wall.

Homesite Grading

Extensive re-grading of your homesite should be avoided but where necessary, should be considered as part of the overall development, and work with the design intentions of the house and any retaining walls on the same homesite.

Re-grading of a homesite will only be permitted within the prescribed “Building Zone” and to a lesser extent within the “Building Envelope”. Re-grading should be consistent with the existing rolling landscape, and no portion of re-graded landscape shall exceed ten (10) percent (%).

Existing drainage patterns should be observed, and any re-grading should not cause ponding, channeling of water towards the house on the same homesite, or towards neighboring homesites.



MORNING VISTA

PART 3 - ARCHITECTURAL GUIDELINES

MORNING VISTA

ARCHITECTURAL GUIDELINES

Architectural Styles

This part illustrates the preferred architectural styles appropriate for Morning Vista Estates. These styles are intended to be used as a starting point for the design of your home. It is expected that each home within Morning Vista Estates will be a unique interpretation of the architectural styles presented in these guidelines.

The Country Heritage Style

The Country Heritage Style has its design roots in the “Craftman” and “Arts and Crafts” Architectural Styles. Country Heritage Homes are characterized by low broad proportions and a lack of architectural ornamentation which gives this home a natural character and its ability to blend with the rural landscape.

Characteristics of the Country Heritage Style may include:

- Overhanging eaves;
- A low slung gable roof;
- Wide front porches framed by pedestal-like tapered columns.



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Contemporary Style

Contemporary Style has its origin in the “Modern” movement in architecture of the late 19th and early 20th Century. Contemporary homes express “space” as the fundamental element of a dwelling and are characterized by lack of ornamentation, clean lines, autonomous volumes and authentic expression of materials.

Defining features of the Contemporary Style may include:

- Flat parapet roofs;
- Commercially or Industrially available materials and details;
- Lack of ornamentation;
- Clean lines expressing the interplay of volumes and spaces.



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Prairie or Ranch Style

The Prairie or Ranch Style developed from the work of the architect Frank Lloyd Wright. This style may be symmetrical or asymmetrical in form.

With its low horizontal planes and open floor plans, the Prairie Style often exhibits a deliberate blurring of the distinction between interior space and the surrounding landscape.

Defining features of the Prairie Style include:

- Low pitched roofs with wide eaves;
- Horizontal lines;
- Open floor plans;
- One-storey projections;
- Brick and clapboard are common finishes.



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Building Size

Maximum building size for homes within Morning Vista will be determined by the building envelope established for each homesite and in consultation with the “Design Review Consultant”. Generally, all building envelopes will accommodate one or two-storey homes with building sizes up to 740 square metres (8,000 square feet). The minimum building size for homes within Morning Vista are 223 square metres (2,400 square feet) for bungalow style homes and 270 square metres (2,900 square feet) for two-storey style homes.

Building Height

Building heights will be determined by two landscape categories: Crests and Valleys. Building situated on a crest site will have an 8.0 metres (26.0 feet) maximum building height measured from final grade, but allow for twenty (20) percent (%) of the building’s footprint area to reach heights of 10.0 metres (33.0 feet). This will prescribe that this typology will blend into horizon and become part of the landscape. Buildings situated on a valley site will be allowed to reach a 10 metres (33.0 feet) building height measured from final grade. This will prescribe that this typology is not lost within the context of its homesite.

In both crest and valley situation building height should not exceed two (2) storeys, but a maximum of twenty (20) percent (%) of the building’s footprint area can comprise a third storey, given that it remains within the height restrictions indicated above. Final grade should not significantly deviate from existing grade. The use of attic space within the roof will be considered, provided that it does not compromise the roof design’s compatibility with the guidelines outlined below.

Walk-out basements will be permitted only in situations where the home is built on a naturally occurring slope.

Building Form and Massing

Each homesite at Morning Vista Estates is unique and each custom house will be unique in its form and massing. Building form and massing should always be a response to the landscape, and an expression of the interior functions, therefore each house at Morning Vista Estates should be different. Architectural design proposals that are substantially similar to others will not be approved.

Homes should be configured to fit within the existing contours of the rolling landscape, solar orientation and views. Split and multi-level plans should be considered in an effort to keep the mass of the home low to the ground. A building form comprising exterior wall of each floor which rise uninterrupted in the same plane will not be allowed on the front elevation.

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Building Plan

Special consideration needs to be given to addressing the qualities of the homesite in the design program. The building plan determines how the home functions, and the degree to which the views and sun are enjoyed.

Building Elevation

The prairie landscape generally dictates that horizontal proportions are appropriate at Morning Vista Estates however, discrete and considered vertical elements may be incorporated for contrast, as long as the predominant form remains respectful of the landscape context.

The elements of the elevation should represent the function of the home. The primary entrance should be legible from its approach, and appropriate and proportional to the home's mass and form. Entrances should not be excessively tall.

Roofs

In recognizing the prairie context of Morning Vista Estates, and in order to maintain views throughout the community, roofs should be kept low and predominantly horizontal in their orientation. Roof slopes should be consistent with the architectural style of the home.

Roof designs should avoid over-articulation with elements such as dormers, gable ends, domes, and other projections.

Eaves are a function of the home; they allow the roof to flow into the subtle changes of the horizon beyond. For this reason the eaves of the house should be constructed in a way that minimizes the visual separation between built form and landscape. Eaves that are cantilevered a significant distance will be encouraged as will treatment that minimizes the width of fascia. False roof elements such as false dormers and gables unrelated to function, will not be not permitted.

Chimneys

Chimney should be in scale with the proportions of the home and be finished with materials appropriate to the overall building palette.

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Doors and Windows

Your front door is the first element of your home to greet your guests. Your front door should incorporate devices such as scale and high quality materials; making a good first impression.

Windows should be appropriate to their interior relationships, for example, large glazing areas for large rooms or two storey high windows for tall rooms and small windows in small rooms. False muntin bars are not permitted. Windows should be clad in metal finish. Vinyl window cladding will not be permitted.



Garages and Accessory Buildings

The entrance to your home should be its dominant feature. The garage and/or accessory buildings should be a secondary feature of your home's elevation.

Garages should be incorporated into the massing of the house, or if detached, connected to the house by an architectural device such as a built roof, landscape devices, trellis or breezeway.

Garages and accessory buildings must be set-back from the front of the home, and vehicle entry should not compose more than twenty (20) per cent (%) of the front elevation. Front-drive garages which dominate the front elevation of the home are not permitted. Garage doors should be materially compatible with the rest of the home. Garages should be no wider than three car widths. If additional vehicle space is required, a tandem garage should be considered. Suites or ancillary uses such as an artist's studio above the garage are encouraged. Motor homes and trailers must be stored off-site and are not permitted to be parked in front of homes.

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Courtyard and Patios

Floral gardens or lawns should be contained within courtyards or the plan of the home, physically enclosed from the larger realm of the natural landscaping.

Any desired outdoor enclosure should be achieved through the form and massing of the house. Any and all fencing will be subject to the review of the “Architectural Design Consultant”. Patios should be constructed within 0.6 metres (2.0 feet) of finished grade. Large patios or balconies above 0.6 metres (2.0 feet) from finished grade must be incorporated within the massing and form of the home.

Materials and Colours

The material and colours used at Morning Vista Estates will be derived and inspired from its setting. Colours should consist of warm earth tones or be true to the colour of material being used.

Siding materials such as natural stone, such as wood and masonry should be considered as alternatives to stucco or vinyl siding. The Design Guidelines encourages the use of authentic materials that are not shaped to represent other materials, but are true to their nature.



MORNING VISTA

ARCHITECTURAL GUIDELINES

Exterior Lighting

Exterior lighting should be limited to strategic locations on the home or to illuminate footpaths and driveways. Exterior lighting should be used in the intent of safety and to subtly identifying major features of the home such as the entrance to the home.

All exterior light fixtures should be of a downcast type, and have a maximum cut-off shield angle of forty five (45) degrees. With the exception of temporary festive displays, exterior up-lighting shall not be permitted.

Product information sheets of all proposed exterior light fixtures are to be included with the detailed design submission package.

Accessories

Exterior utility panels, satellite dishes and meter locations must be indicated on the detailed design submission package, and should be placed in such a manner as to minimize their visibility to the road or neighbouring properties. Consideration should be given to integrating accessories into the design of the home within a recess or pocket.

Large ground mounted satellite dishes or antennae are not be permitted.

Free-standing garbage enclosures are not permitted. Garbage storage must be accommodated within the home, and may be placed at the front of homesite only at the time of pick-up.

Exterior swimming pools and ball courts may be permitted but must be located unobtrusively on the homesite, and must be screened in a manner that does not contradict the Design Guidelines respecting fences.

Energy Use

Sustainable forms of energy use such as geothermic furnaces and solar panels are encouraged at Morning Vista Estates, provided that these elements do not conflict with the Design Guidelines. If you are considering the use of these alternatives please ensure that they are approved by a qualified professional working in this field.



MORNING VISTA

PART 4 - LANDSCAPE PLANTING GUIDELINES

MORNING VISTA

LANDSCAPE PLANTING GUIDELINES

The following plant species are considered appropriate for planting within the Morning Vista Estates community and should be referenced on all Landscape Plans:

Coniferous Trees:

White Spruce	<i>Picea glauca</i>
Colorado Spruce	<i>Picea pungens</i>
Lodgepole Pine	<i>Pinus contorta</i>

Deciduous Trees:

Trembling Aspen	<i>Populus tremuloides</i>
Balsam Poplar	<i>Populus balsamifera</i> (Male specie only)
Green Ash	<i>Fraxinus pensylvanica lanceolata</i>
River Birch	<i>Betula occidentalis</i>
American Elm	<i>Ulmus Americana</i>
Bur Oak	<i>Quercus macrocarpa</i>

Coniferous Shrubs:

Common Juniper	<i>Juniperus communis</i>
Creeping Juniper	<i>Juniperus horizontalis</i>
Rocky Mountain Juniper	<i>Juniperus scopulorum</i>

Deciduous Shrubs:

Saskatoon Berry	<i>Amelanchier alnifolia</i>
Bearberry	<i>Arctostaphylos uva-ursi</i>
Wolf Willow	<i>Elaeagnus commutate</i>
Twinning Honeysuckle	<i>Lonicera dioica 'glaucescens'</i>
Bracted Honeysuckle	<i>Lonicera involucrate</i>
Shrubby Cinquefoil	<i>Potentilla fruticosa</i>
Choke Cherry	<i>Prunus virginiana</i>
Pin Cherry	<i>Prunus pensylvanica</i>
Wild Red Currant	<i>Ribes triste</i>



MORNING VISTA

PART 5 - WASTEWATER SYSTEM DECOMMISSIONING

MORNING VISTA WASTEWATER SYSTEM DECOMMISSIONING

Morning Vista Estates has been planned to accommodate the connection of individual homes to a future regional sanitary sewer collection system and off-site treatment facility.

Deep utilities have been installed throughout Morning Vista in anticipation of future servicing. A decommissioning program has been designed to ensure that at the appropriate time, the transition from individual treatment systems to a regional system can be facilitated with minimal disruption to the community.

The Morning Vista Estates Homeowners Association (which is registered under the Societies Act and each owner within Morning Vista Estates upon purchase of a homesite is required to be a member), shall be responsible to retain contractors and installers to connect each residence (and accessory building as required) to the regional sanitary sewer collection infrastructure.

The Morning Vista Estates Homeowners Association shall be responsible to ensure the existing individual waste water (septic) systems are decommissioned and reclaimed. In this regard, the Morning Vista Estates Homeowners Association's duties include, but are not limited to:

- (a) Working in good faith with the M.D. of Rocky View No. 44 to coordinate the timing of the regional system infrastructure connections and individual treatment system decommissioning;
- (b) Posting all necessary bonds and entering into agreements with the Municipal District of Rocky View No. 44 or with the Homeowners to facilitate the regional system infrastructure connections and decommissioning;
- (c) Implementing the decommission and reclamation plans and standards for the individual treatment systems of each Homeowner in compliance with all specifications as set forth in the Design Guidelines and in accordance with all requirements of the M.D. of Rocky View No. 44, as amended from time to time;
- (d) Retaining qualified professionals, engineers and consultants to provide direction, advice and opinions as necessary;
- (e) Retaining qualified contractors to make the regional system infrastructure connections and decommissioning; and
- (f) Undertake all additional work as the Board of Directors deems necessary to complete the regional system infrastructure connections and decommissioning.

MORNING VISTA WASTEWATER SYSTEM DECOMMISSIONING

In addition to the powers set forth in the Morning Vista Estates Homeowners Association Bylaws, the Association has the power and authority to:

- (a) Require a Homeowner to install the necessary plumbing connection(s) on their existing waste water (septic) systems at the time of installation in accordance with the specifications as determined by the Board or the Design Guidelines so to enable the installation contractors to make the regional system infrastructure connections to each residence;

(Appendix C illustrates a typical homesite with the infrastructure requirements for future decommissioning. The infrastructure requirements of Appendix C must be clearly indicated in your submission under Part 1 of the Design Guidelines.)

- (b) Determine the amount of the assessments to each Lot to fund the “Waste Water Reserve Fund” (without holding a special meeting), in such amounts as the Board of Directors determines as is prudent from time to time to estimate the cost of the regional system infrastructure connections and decommissioning;
- (c) Assess and collect the assessments to fund the “Waste Water Reserve Fund”;
- (d) Enter onto each Lot in accordance with the access and easement rights granted by each Homeowner for the purpose of inspecting and connecting the regional system infrastructure and decommissioning and for the purpose of decommissioning, reclaiming, inspecting the existing waste water (septic) systems and enforcing the Morning Vista Homeowners Association’s By-laws; and
- (e) All additional powers and authority that the Board deems is reasonable and prudent to fulfill the duties and obligations of the association regarding the regional system infrastructure connections and decommissioning.

In addition to the duties of the Homeowners as set forth in the Morning Vista Estates Homeowner Association’s By-laws, an Owner shall, with respect to the regional system infrastructure connections and decommissioning:

- (a) Install or cause to be installed the necessary plumbing connection(s) on his existing waste water (septic) systems at the time of installation in accordance with the specifications as determined by the Board or the Design Guidelines so to enable the installation contractors to make the regional system infrastructure connections to his or her residence and any accessory dwelling; and

MORNING VISTA WASTEWATER SYSTEM DECOMMISSIONING

- (b) Grant with and in favour of the Morning Vista Homeowners Association, its contractors, employees, agents and Directors a continuing, free and uninterrupted right, licence, liberty, privilege and easement to his or her Lot for the purposes of inspecting and connecting the regional system infrastructure and decommissioning and for the purpose of decommissioning, reclaiming, inspecting the existing waste water (septic) systems and enforcing the Morning Vista Homeowners Association's By-laws.





MORNING VISTA

PART 6 - APPENDICES

MORNING VISTA

APPENDIX A - CONTACTS

Developer:

Morning Vista Estates
P.O. Box 1475,
Banff, Alberta
T1L 1B4

Telephone: (403) 762-3018

Fax: (403) 762-8340

www.morningvistaestates.com

Email: info@stones-canada.com

info@morningvistaestates.com

Municipality:

M.D. of Rocky View No.44
911 - 32 Avenue N.E.,
Calgary, Alberta
T2E 6X6

Telephone: (403) 230-1401

Fax: (403) 277-5977

Website: www.gov.mdrockyview.ab.ca

Planning and Design Review Consultant:

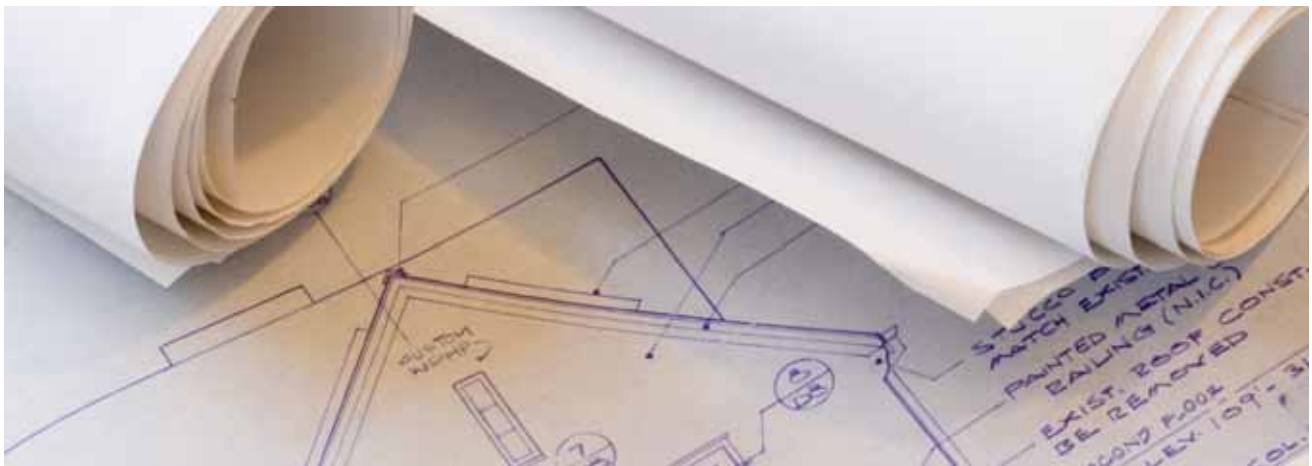
William R. (Bill) Kumlin, Architect
M.A.A.A., M.A.I.B.C., M.R.A.I.C.
William R. Kumlin Architect Ltd.
#100, 2509 Dieppe Ave SW
Calgary, Alberta
T3E 7J9.

Telephone: 403-283-8361

Fax: 403-252-7877

Bill Kumlin is a registered architect and has had his own practice in Calgary since 1998. He has a diploma of Architectural Technology from SAIT (1979) and a Masters Degree of Architecture (1987), and has been registered since 1991. His practice has provided services on a variety of projects over the years from minor house renovations to large building additions. Bill has kept his practice small and built it on providing a hands-on approach to his clients.

Over the past number of years, he has provided services to home builders and home owners alike for homes ranging from 2,000 to 6,500+ sq.ft. in Calgary subdivisions and in some of the rural subdivisions around Calgary. He has worked with the various development guidelines working to ensure the integrity of the theme of the development is maintained. He now applies that philosophy to the design consulting and review process for Morning Vista Estates.



MORNING VISTA

APPENDIX A - CONTACTS

Survey Consultant:

Tronnes Surveys (1976) Ltd.
110, 3030-3rd Avenue NE
Calgary, Alberta
T4C 1B4

Telephone: (403) 207-0303
Fax: (403) 248-0466
Email: azizd@tronnessurvey.com

Engineering Consultant:

Jubilee Engineering Consultants Ltd.
200, 4393-14 Street NE
Calgary, Alberta
T2E 7A9

Telephone: (403) 276-1001
Fax: (403) 276-1012
Email: hamid@jubileeengineering.com



MORNING VISTA

APPENDIX B - BUILDING ENVELOPES AND BUILDING ZONES



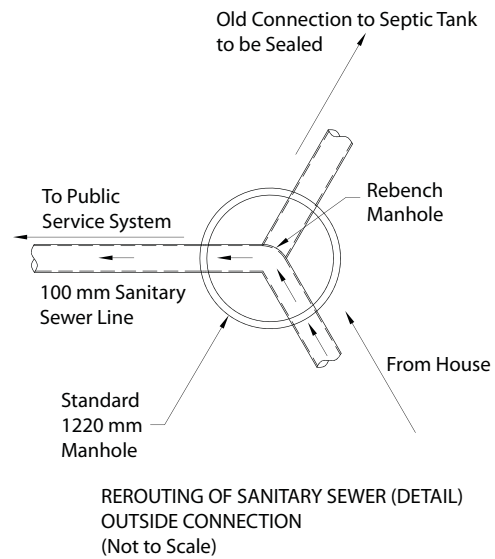
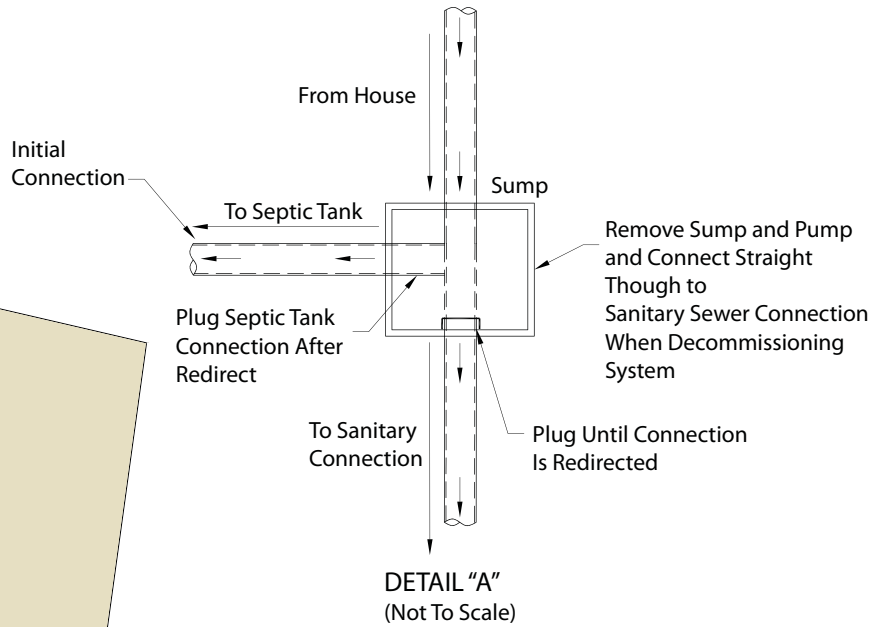
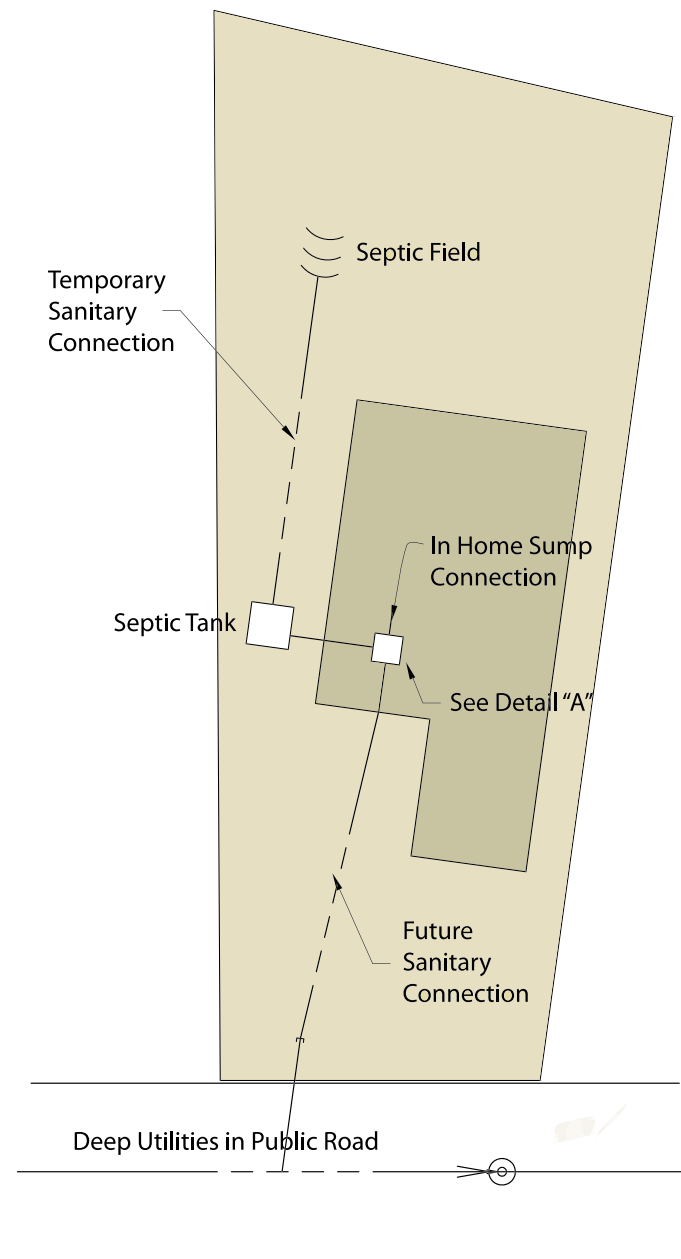
Drawing Notes:

1. This drawing notionally describes a desired location for residential development within lots comprising the Morning Vista Estates community. By identifying building envelopes and building zone, Morning Vista Estates and its representatives do not guarantee or warrant (expressed or implied) that any area within the lots are suitable for development. It is the responsibility of the Owner to undertake any assessments that may be deemed necessary to verify developability of a lot for a desired development.
2. This drawing is conceptual and is not to be used for architectural or engineering purposes.
3. Dimensions shown are approximate and require verification by legal survey.
4. Dimensions shown are in metres or portions thereof.
5. Do not scale drawing.

MORNING VISTA

APPENDIX C - WASTEWATER SYSTEM DECOMMISSIONING REQUIREMENTS

Typical Morning Vista Estates Wastewater Decommissioning Connections



Important Note: Individual wastewater treatment systems (septic tank and field) and the required decommissioning infrastructure shall be designed and installed by a Qualified Professional and in accordance with Municipal standards, specifications and requirements.

MORNING VISTA

GRADE VERIFICATION PROCEDURE

The following is the procedure for locating building zones and verifying grades within lots in Morning Vista Estates.

1. The current building envelopes and building zones are notionally located on the conceptual plan of subdivision contained in the Morning Vista Estates Design Guidelines. The design guidelines and this plan are available from the Developer and identify a “building envelope” and a “building zone” within each lot comprising Morning Vista Estates.
2. The “building zone” is that portion of a lot appropriate for the construction of the home. In order to accurately locate the “building zone”, the Developer’s Surveyor has “staked” the centre of each lot’s “building zone”. The surveyed coordinates of each “building zone” within Morning Vista Estates is referenced on the Morning Vista Building Envelopes Plan. The “staked” centre of the “building zone” approximates the centre of the home. That portion of a lot lying outside the “building zone” but within the “building envelope” will contain development and building activity restricted to driveway construction and landscaping. Extensive disturbance and/or re- grading of this area is prohibited. That portion of the lots contained outside the “building zone” and the “building envelope” shall remain undisturbed.
3. With an accurate locating of the “building zone”, the Builder and/or their Surveyor can accurately stake out the proposed home and prepare the required plot plan.
4. With submission of the plot plan and attendant building drawings to the Developer and/ or his representative for review, the accuracy of the plot plan will be checked.
5. Once the plot plan and attendant building drawings reviewed and verified in compliance with the Morning Vista Estates Design Guidelines, the Builder can proceed with the Municipal permitting process at the M.D. of Rocky View.

File: Morning Vista Estates Grade Verification Procedure June 12, 2008

MORNING VISTA

GRADE VERIFICATION PROCEDURE

6. In addition to design review, grade verification is required by the Developer. Jubilee Engineering (the Developer's Engineer) has established corner lot elevations which cannot be altered. Further, Jubilee Engineering has established a design elevation for the "Lowest Top of Footing" which is based upon the sanitary sewer connection invert elevations. Actual "Lowest Top of Footing" can be higher than the design "Lowest Top of Footing" but cannot be lower. A grading plan showing these elevations is available from the Developer.
7. Following receipt of compliance Morning Vista Estates Design Guidelines from the Developer and/or his representative, and permit approval from the M.D. of Rocky View, the Builder may proceed with excavation and footing construction (It is important to note that attention to the design "Lowest Top of Footing" elevation is important at this step.).
8. Following completion of these works the Builder shall make a request in writing to the Developer and/or his representative requesting that the Developer's Surveyor (Tronnes Surveys) undertake a field verification of the actual "Lowest Top of Footing" elevation. This field verification will be forwarded to the Developer's Engineer for review in order to ensure that the actual "Lowest Top of Footing" is consistent with the design "Lowest Top of Footing".
9. Following review and acceptance of the grade verification by the Developer's Engineer, the Developer's Engineer will forward the verification to the M.D. of Rocky View, the Builder and the Developer. At such time as the M.D. of Rocky View acknowledges acceptance of the Developer's Engineer's verification, the Builder may continue with construction.

File: Morning Vista Estates Grade Verification Procedure

MORNING VISTA

GRADE VERIFICATION PROCEDURE

10. In the event that the Developer’s Engineer finds the actual “Lowest Top of Footing” to be inconsistent with the design “Lowest Top of Footing” elevation, the Builder shall take necessary action acceptable to the Developer to comply with the design “Lowest Top of Footing” elevation.

Following completion of these actions the Builder shall make a second request in writing to the Developer and/or his representative requesting that the Developer’s Surveyor undertake a second field verification of the actual “Lowest Top of Footing” elevation. This second field verification will be forwarded to the Developer’s Engineer for review in order to ensure that the actual “Lowest Top of Footing” is consistent with the design “Lowest Top of Footing”. Additional fees will be charged for the second field verification and review.

11. The fee for a grade verification review is \$945.00 (including GST) payable to the Developer and/or his representative at the time a written request for grade verification is made. This fee comprises:

Consultant	Consultant Fee (Fixed)	GST (5 %)
Developer’s Surveyor	\$ 350.00	\$ 17.50
Developer’s Engineer	\$ 150.00	\$ 7.50
Developer’s Planning Consultant	\$ 400.00	\$ 20.00
Total	\$ 900.00	\$ 45.00

File: Morning Vista Estates Grade Verification Procedure June 12, 2008

MORNING VISTA

APPENDIX D - MORNING VISTA COMMUNITY PLAN



Drawing Notes:

1. This drawing is conceptual and is not to be used for architectural or engineering purposes.
2. Dimensions shown are approximate and require verification by legal survey.
3. Do not scale drawing.

MORNING VISTA

APPENDIX E - BUILDER REQUIREMENTS

All Builders constructing homes within Morning Vista Estates shall be subject to the following requirements:

1. All Builders shall be members in good standing of “The Alberta New Home Warranty Program”. Membership in the program shall be maintained throughout the construction period at Morning Vista Estates.
2. All Builders shall maintain the construction site in a safe and orderly manner. Construction waste and materials shall not be permitted to blow onto adjacent lands and/or public roads and areas.
3. All Builders shall provide an on-site waste container of sufficient capacity and design as to contain all waste material generated from the construction site. The waste container shall be removed periodically when full and the contents disposed on in a lawful means.
4. All Builders shall provide and maintain portable toilet facilities at the construction site for the use of workers for the duration of the construction period.
5. No burning of construction materials shall be permitted at any time at Morning Vista estates.
6. All Builders, trades and sub-contractors shall obtain and maintain current business licences as may be required by the M.D. of Rocky View to conduct business within the Municipality.
7. No construction material shall be stored or stockpiled on public roads, municipal reserves and other public areas.
8. No construction vehicles shall be parked on public roads, municipal reserves and public areas longer than necessary to unload the contents of the vehicle.
9. All damages to public roads, municipal reserves, other public areas and/or adjacent lots shall be immediately reported to the Developer.
10. All construction within Morning Vista Estates shall proceed in accordance with the “Construction Plan”, “Construction Schedule”, and the “Erosion Control Plan” required by these Guidelines.

MORNING VISTA

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