

Marquis Ranches

ARCHITECTURAL CONTROLS

DECEMBER 2019



CONTENTS



INTRODUCTION	5
ACHIEVING THE VISION: THE LETTER AND THE SPIRIT OF THE CONTROLS.....	7
OVERVIEW OF THE CONTROLS	7
SITE DESIGN	8
COMMUNITY DESIGN.....	9
<i>Overall Landscape Concept</i>	9
<i>Natural Flora and New Plantings</i>	9
<i>Views</i>	10
HOMESITE DESIGN.....	11
<i>Building Envelope</i>	11
<i>Site Development Envelope</i>	11
<i>Building Height and Profile</i>	11
<i>Grading and Drainage</i>	13
<i>Retaining Walls</i>	13
<i>Driveways</i>	13
<i>Garages, Barns and Accessory Buildings</i>	15
<i>Landscape Plantings</i>	15
<i>Site Features and Fixtures</i>	15
<i>Materials</i>	16
<i>Fences</i>	16
<i>Outdoor Lighting</i>	17
<i>Garbage Storage</i>	17
<i>Panels and Meters</i>	17
<i>Livestock</i>	17
ARCHITECTURAL DESIGN	18
THE HISTORICAL CONTEXT	19
A NOTE ON STYLE	19
INSPIRATION FROM THE LAND	19
BUILDING DESIGN.....	21

<i>Floor Plans</i>	21
<i>House Form</i>	21
<i>Scale and Proportion</i>	22
<i>Roof Design</i>	22
<i>Height Limits</i>	23
<i>Eave overhangs</i>	23
<i>Front Porches</i>	24
<i>Doors</i>	24
<i>Windows</i>	25
<i>Decks and other fixtures</i>	25
<i>Projections</i>	25
<i>Materials</i>	26
<i>Details</i>	27
<i>Chimneys</i>	27
<i>Colours</i>	27
<i>Comprehensive Design</i>	28
<i>Garages</i>	28
<i>Lighting</i>	28
<i>Variety</i>	28
SUSTAINABLE ELEMENTS	30
<i>Energy-efficient design</i>	31
<i>High-efficiency heating and air-conditioning</i>	32
<i>Natural heating and ventilation principles</i>	33
<i>Minimizing water consumption</i>	34
<i>Sustainable materials</i>	34
<i>Design integration of energy-efficient features</i>	35
DESIGN REVIEW	36
INITIAL DESIGN REVIEW	37
REVISED DESIGN REVIEW.....	37
CONSTRUCTION DOCUMENTS REVIEW	37
FINAL INSPECTION.....	38
ADDITIONS AND RENOVATIONS	39
APPENDICES	40
APPENDIX 1: DESIGN APPROVAL FORMS.....	41
APPENDIX 2: CONSTRUCTION REGULATIONS	46
APPENDIX 3: PHOTO AND ARCHITECTURAL CREDITS	50



1

INTRODUCTION

Marquis Ranches is a community inspired by a magnificent setting and a vision of a gracious life close to nature. The site has a rare and wonderful combination of features. It has the peace of a prairie meadow, and spectacular views to the Rocky Mountains. It is an easy drive away from Calgary, but also close to the recreational assets of Bragg Creek and Kananaskis Provincial Park. With generous lots in a beautiful landscape, it has the potential to be a community of rare quality.

The designers of Marquis Ranches have worked to preserve and enhance the site's natural character. Now it is the turn of the new team members – the builders and homebuyers – to embrace the vision. These controls are intended to help all of us to work together toward a common goal – a community of high quality and lasting value.

Achieving the Vision: The Letter and the Spirit of the Controls

These controls address all aspects of design and building in Marquis Ranches. We begin with a discussion of the overall concept of the community. It is important that everyone involved in design and building understand and support this concept and strive to design each building and yard to meet the high standards of the community.



The success of Marquis Ranches will depend on the efforts of many different people. All must understand the community vision and be committed to its fulfillment.

The controls are designed to help to achieve this in two primary ways.

1. First, they are intended to inspire both homeowners and designers to create delightful designs for their homes and sites - this is the **spirit** of the community; and
2. Second, they include clear rules and controls to ensure a cohesive look for the community as a whole – this is the **letter** of the controls. The aim is to provide an overall level of harmony, but with enough freedom for variety and creativity in individual designs.

These controls are not simply restrictive or prescriptive rules. The intent is broader: to establish the overall **character** of Marquis

Ranches and the basic **principles** for design. These principles provide a context and reason for the more prescriptive rules that follow, so that individual designers can exercise their talents within a common vision. The result will be a community of distinction and quality.

Overview of the Controls

The controls start with Site Design in Part 2. We discuss the planning and landscape principles that guided the design of the community as a whole, ~~including~~ common features and amenities. Based on this, the principles and rules for the development of individual lots are set out.

Next, Part 3 addresses the design of new buildings. Again, there is a discussion of the design vision, with a note on styles, followed by the principles and rules for new home design.

Principles of sustainable design are reviewed in Part 4 to remind builders and owners of the opportunities for energy and water efficiency, so that all homes can tread lightly on the land.

Finally, there is a discussion of the design review and approval process in Part 5. This is an important feature. It is in the interest of all homeowners to see that high standards of design are maintained throughout the community. To this end, all new home and accessory building designs must be approved before construction to ensure that the spirit and quality of the community are met.



2

SITE DESIGN

From the 17th century, architects and landscape architects have developed the concept of the picturesque landscape. Groups of buildings are placed artfully into a rolling terrain, amid carefully placed plantings that blend seamlessly into the natural landscape. The trees and landforms set off the buildings so that they seem to be part of the landscape rather than sitting upon it. Groups of trees and knolls frame views of the houses, enhancing the whole tableau. The result is a very attractive composition that seems to have grown naturally as part of the landscape. This is our vision of Marquis Ranches. This section addresses design principles and controls for the development of all lots, so that the vision can be realized on all homesites.

Community Design Features

Overall Landscape Concept

Many of the best features of the Alberta landscape are on view from the Marquis Ranches site: the spectacular mountain views, the rolling foothills terrain, forest groves and open meadows. The community has been designed to preserve and enhance these features for the enjoyment of all residents. Lots are defined to fit the natural slopes of the terrain, and building envelopes are established to ensure the seclusion of country living. These features can serve to inspire all new owners in the design of their own lots.

Picturesque clusters of native trees and shrubs are important features of the community.



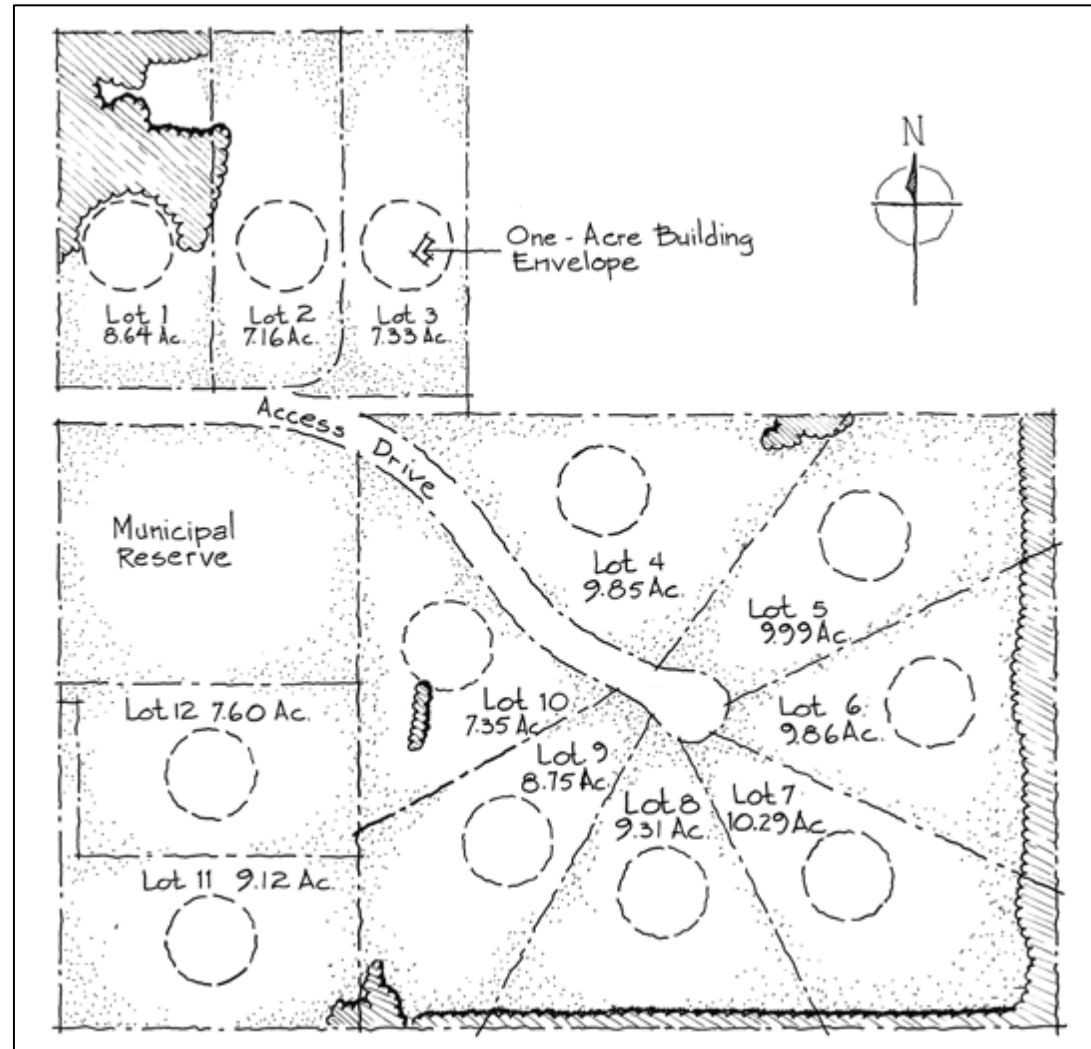
Natural Flora and New Plantings

A key principle that guided the community design was to blend in with the native landscape and vegetation as much as possible. It is important to note the features of this landscape as a guide to new plantings:

- groves of trees in and around the site form diverse, informal clusters, there is a wide variety of species, including deciduous and evergreen trees and shrubs, and
- the native species are hardy and well-suited to the Alberta climate, as well as providing year-round color.

Views

The community is designed to take the best advantage of the magnificent views and sunlight for all residents. The layout of roads helps to maintain view “corridors” to the south and west from all homesites. Buildings and structures that impinge on the view corridor of another homesite will not be approved.



Homesite Design

Some of the most important decisions in designing a new home come right at the beginning. The use and enjoyment of residents can be increased significantly by careful decisions at this stage. The layout of the site, location of buildings and plantings and the forms of the buildings themselves should be designed to take best advantage of the views, sunlight and site features. Buildings and landscape improvements should be designed as an integrated whole, based on several key principles:

- The existing landforms – the slopes, hills and valleys – and the natural drainage flows should be preserved as much as possible, buildings and site features should be designed to suit the site topography;
- Outdoor spaces such as porches and patios should be designed to capture sunlight and views;
- Trees and other landscaping may be used to provide shade, shelter from the wind and privacy;
- Existing plants should be preserved, and new ones should be chosen to complement the natural flora; and
- Groups of trees may be used to frame views of the new homes, and views toward the foothills and mountains.

This section builds on the general principles set out in the previous section by setting out more specific rules and controls. The underlying principles are the same. These rules will help to bring them to life on each lot.

Building Envelope

A Building Envelope is established for each lot individually. The house and all out-buildings and accessory buildings such as garages must be located within this envelope. This will ensure that homesite developments are compact and maintain most of the site as open space.

Site Development Envelope

In addition to a Building Envelope, each site in Marquis Ranches has a designated Site Development Envelope. Areas of manicured lawn are allowed only within this envelope.

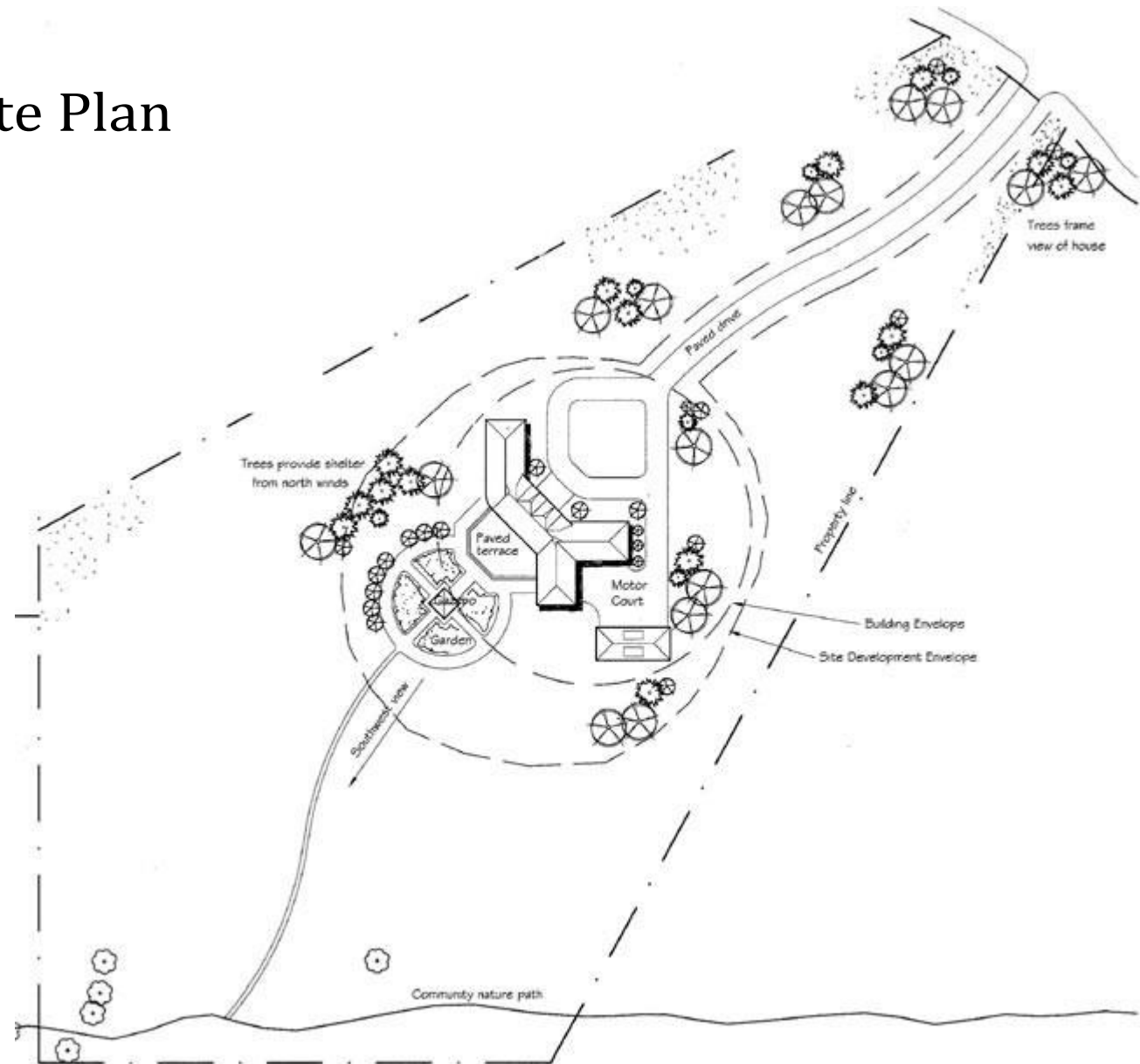
Beyond it, only trees, shrubs and wildflower mix are allowed according to an approved landscape plan. Removal of existing live trees is only allowed within the building envelope and must have prior written consent.

This measure has two purposes. It can protect trees or other natural features within the site that could otherwise be removed or changed.

Also, the site development envelope may be used to protect views through the site. This is in the interest of all residents, as it maintains the distinctive foothills landscape.

Please consult your individual lot survey plan for the location of the site development envelope.

Typical Site Plan



Building Height and Profile

Maximum building heights:

Principal building: 10.00 m. (32 ft.-9 in.)

Accessory buildings: 7.5 m. (24 ft.-7 in.)

Building heights are measured to the roof peak from the average of the highest and lowest corner foundation grades.

Maximum height to the eaves of the primary roof:

Principal building: 7.0 m. (23 ft.)

Accessory buildings: 3.0 m. (10 ft.)

The intent is to have the uppermost floor of multi-story buildings set into a large sloping roof, with rooms and windows accommodated in dormers and gables.

Habitable Building Area

Homeowners are encouraged to construct dwelling of 1800 sq. ft. minimum main floor area. However, the construction of smaller “jewel box” homes may be permitted upon special approval by the Architectural Review Committee. These homes must have exceptional detailing, exterior finishes, and landscaping features which add particular value to the community as a whole.

Grading and Drainage

Drainage patterns in Marquis Ranches have been planned to follow the existing

surface drainage as much as possible, in keeping with the intent of avoiding undue disturbance to the land. All building sites will be expected to conform to this overall community drainage plan.

Grading must be kept to a minimum, and must be designed to meet existing or design grades smoothly. Where grades are changed, slopes or swales must be formed to channel runoff water into the community overland drainage routes.

Buildings should be designed to work with the forms of the land, with entries, porches and patios at different levels as appropriate. The land must be graded to drain water away from foundations, and from walks and drives to avoid icing up during winter.

Walkout designs will be permitted only on lots with suitable natural slopes – i.e. where there is a change of elevation of 3.0 m. (9 ft.-10 in.) or more from one side of the house to the other.

Large-scale grading to create walkout basements or otherwise to suit particular building designs will not be allowed.

Enhanced stormwater runoff due to roofs or paved surfaces must be retained on the site and dispersed through ponds or dry wells.

Erosion during construction must be prevented by temporary barriers. The stormwater management plan must be shown on the Site Plan when applying for concept design and construction documents approval.



A “jewel box” home.

Home by Thistle Developments,
Bragg Creek, Alberta

Retaining Walls

Retaining walls must be approved as part of an overall site/landscape design. They must be set completely within the Site Development Envelope. The maximum height is 3 ft. (0.9 m.), and they should merge smoothly with the ground. Where allowed, retaining walls must be built of earthen materials such as stone or brick, chosen to complement the materials and colors of the house.

Driveways

Driveway locations are shown within the Site Development Envelope for each site. They must taper beyond the garage to a maximum width of 4.0 meters as they approach the street, to minimize the paved area.

Driveways must be paved with a hard surface such as concrete or asphalt. Recycled asphalt will be considered on a case by case basis. Exposed aggregate surfaces are very much encouraged, as well as borders of brick or stone to match the materials of the house.

Garages, Barns and Accessory Buildings

Garages, attached or detached, must be oriented so that there is no direct view of the garage doors from the street. No more than three bays may be together in one building. If more than three bays are needed, they must be set in a separate, detached structure, with a shared, paved “motor court.” This reduces the apparent size of the garages relative to the house. Also, it conforms to the typical pattern of building in the foothills, where there are clusters of buildings rather than one large one.

Garages, either attached or separate, must be designed to be complementary to the houses. They must have the same primary roof slope and shape (gable, hipped, etc.) and use the same materials, trim details and colors.

Accessory buildings such as guest houses, pool houses and storage sheds must be set within the Building Envelope, and the same rules apply as to their design character and appearance.

The location and appearance of barns, stables and horse shelters must be approved as a part of the overall Design concept. Any stables or horse shelters must be designed to complement the house and garage.

Construction of these buildings cannot commence prior to the construction of a dwelling. Prior written approval from the Design Review Committee (or their designee) is required for all barns and outbuildings.



This attached garage is very well integrated with the house, using the same roof form and materials. It has a low profile and does not draw attention away from the main entry of the house.

Landscape Plantings

Landscape design can be as important as the design of the homes. Careful choice of plants can highlight the buildings, and it can significantly enhance the use of the yards. Plantings can define outdoor spaces, provide shelter from harsh winds, capture sunlight and frame views. The choice of species is important. Evergreen trees and shrubs can block the wind and provide privacy. Deciduous trees can give shade in the summer but let warming rays of sun through in the winter. Flowering shrubs and wildflowers can add delightful notes of color.



A natural plant group.



Photo courtesy of Lisa Van Ee, Gardenscapes Horticulture Landscaping, Black Diamond, Alberta

Landscape design should follow the principles set out previously. Outdoor spaces such as terraces and decks should be designed in coordination with the design of indoor rooms, so that there is easy access and views and sunlight are shared.

New plants should be chosen from the many species native to this region, or compatible with it. This complements the natural environment and helps to ensure survival of the plants.

Appendix 3 provides some recommended reading on native species and natural landscaping.

The majority of new trees and shrubs should be planted in clusters or groups as they would be found in nature. Linear rows may be permitted in certain appropriate cases such as hedgerows or lines of trees along drives.

Site Features and Fixtures

Outdoor fixtures such as terraces, barbecue structures, play areas, pools and gazebos can add a great deal to the enjoyment of a property, particularly in a setting like Marquis Ranches.

As mentioned before, all such structures must be designed as part of a coordinated overall site/landscape plan, keeping a number of basic principles in mind.

Fixtures may be used to define areas with specific functions – a terrace defined by a barbecue structure and gazebo, a motor court bordered by garages or a pool yard set off by a change house and shrubs.

Such areas must be planned with a clear organization relative to the house.

They must also be designed to fit into the landscape and topography of the site – tailored to the forms of the land – using terracing and creative planning.

All landscape structures must be designed to complement the house. They need not be identical but must be coordinated in form (proportions and roof shape), materials and colors.

There must be a smooth transition between more manicured areas close to the house (such as lawns and sport courts) from more natural areas further toward the perimeter of the site.

Materials

Materials should be inspired by the site itself. Earthen materials such as stone, brick and timber are highly appropriate. Landscape materials should also match the building, such as a stone patio to match a stone foundation on the house.

Fences

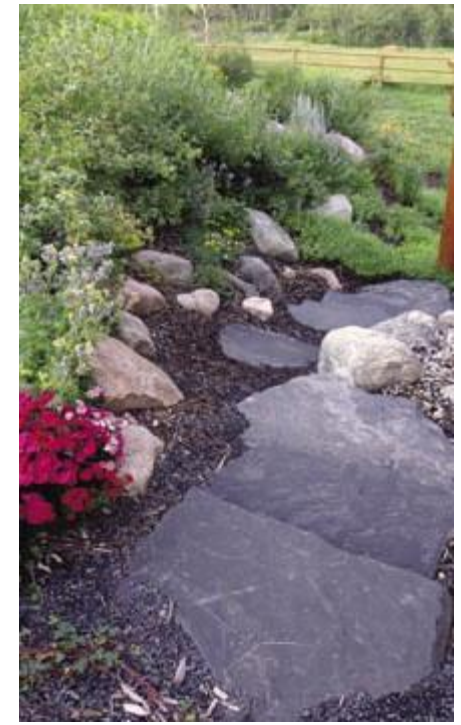
Marquis Ranches is meant to be an open, friendly neighborhood, and opaque, restrictive fencing is not in keeping with this. Where privacy is required, it is much preferable to achieve it through careful plantings of shrubs and trees. However, we recognize that rear-acreage fencing may be needed, as for horses. Front yard

fences are not permitted. Rear yard privacy fencing is allowed only to enclose a defined patio or terrace within the Site Development Envelope. Maximum height is 6 ft. (1.8 m.). The exact extent will be approved as part of the design approval process.

Fencing material must be wood, stone, brick, steel picket or another traditional material.

Chain link fencing is not permitted, except for the use of a dog run of up to 6 sq. meters (65 sq. ft.). Dog runs must be of black chain link fence, not visible from the street, and must be incorporated as a part of overall landscape design.

Perimeter property line fencing and enclosure of horse paddocks must be an unpainted, treated, doweled three-rail wood fence with a height of 1.4 m. (4 ft.). All perimeter fencing must receive prior written approval.



Stone Steps Courtesy of Lisa Van Ee, Gardenscapes Horticulture Landscaping, Black Diamond, Alberta

An outstanding example of site design: an attractive outdoor terrace viewed from the house through generous windows. The gazebo to the left gives privacy, and there is a good view to a well-treed back yard. The brick paving, stairs and retaining wall provide a natural texture and complement the shingle siding of the house.

Outdoor Lighting

In keeping with the natural character of this community, outdoor lighting must be carefully controlled. It must be restricted to walkways, outdoor patios or special architectural features, and it must be subtle. Lights may shine downwards only, and light bulbs must be masked so as not to be visible from a street, path or adjacent yard. All fixtures must be mounted no more than 1.5 m. above the ground.

House lighting should be restricted to features such as the front porch, outdoor patios and other entries.

Upward-shining fixtures to illuminate the house or trees are not permitted.

Fixtures should be chosen to complement the design of the homes. Many designs are available to suit the character of the community.

Garbage Storage

Each house must have an animal-proof enclosure for the outdoor storage of garbage. These should be strong and designed to prevent undue release of odors that could attract animals. These must be attached to the house or garage, and garbage must be put out at the roadside only the day before pick-up. Colors and materials of the enclosures must be similar to those of the house. The design of pick-up bins at driveway entrances must be approved by the architectural review committee.

Panels and Meters

Exterior panels and meters should be located so as not to be seen from the street or a path, and to be unobtrusive from neighboring properties. Preferably, they should be screened or set in enclosures attached to the house.

Livestock

The number of horses permitted must comply with the Bylaws of the Municipal District of Foothills. Cattle and other livestock are not permitted.

3

Architectural Design



We believe that the beautiful natural setting of Marquis Ranches can inspire the best in residential architecture. As an owner, you have the opportunity to create a home in the best traditions of country living in southern Alberta. It should meet all of your needs and aspirations, and be a delight to live in. Beyond that, your new house should express a connection with its physical and historical context. Our common goal is an architecture that draws on the best of prairie and foothills building traditions, while meeting the needs of contemporary living. We seek an architecture that is distinctive, appropriate and harmonious. These architectural controls are intended to help achieve this goal, and to protect both your and your neighbors' investments.

The Historical Context

From the earliest European and Canadian settlements in the Alberta foothills, people have built in response to the land and climate. People struggling to establish themselves in the new land built simple structures of plain, local materials with little or no ornament. With increasing prosperity, the houses were expanded or replaced, and the maturing west began to draw a greater diversity of architectural styles. More elaborate houses based on the European heritage became popular, including the Arts and Crafts designs of architects like C. F. A. Voysey and Edwin Lutyens. Later, the Craftsman style, developed in California, was brought to Alberta. Prairie towns were full of such houses, and the wealthiest ranches boasted large houses in the fashionable styles.



An Alberta ranch house

This history has given southern Alberta a wide range of building types and styles. However, there are common threads – shared characteristics – that distinguish many foothills buildings and can be used as a source of inspiration for new designs in Marquis Ranches:

- Materials were chosen from those at hand on or near the site: stone, river rock, slate, timber and, later, local brick;
- Buildings were clustered together to form sheltered yards;

- Sloped roofs were used to shed snow, with overhangs to protect walks and porches.
- Trees and shrubs were planted to provide shelter from cold winds in winter and shade in summer.
- South windows were large to let in the winter sun.

These traditions gave foothills buildings a strong sense of belonging in their natural context.

Today we can use this memory to create a contemporary community with the same sense of harmony and belonging.

A Note on Style

No specific architectural styles are prescribed for Marquis Ranches. Traditional styles such as Arts and Crafts or Craftsman are welcome, as well as more contemporary interpretations based on these models. We challenge architects and designers to create designs in the best tradition of foothills building and the spirit of this community.

Inspiration from the Land

Although there is no required style, it is important that all homes have some common features to give a level of consistency throughout the community, and to give Marquis Ranches a distinct identity. For inspiration we can look to the site itself – the topography, views, sunlight, materials and colors – and to the traditions of building and living in the foothills.

Therefore, all home designs must include certain elements and must meet certain criteria. These are not intended to be restrictive, and all may be met in a variety of different ways.

Creative architects will not be hampered, and we believe that the requirements will be welcome in all homes.

- A picturesque building form
- A broad, sheltering roof with wide overhanging eaves
- A front porch covered by a canopy or extended eave line,
- Garage doors not facing the street

Natural materials such as stone, brick and wood.

- Colors chosen from the site itself – flowers, grass, earth and sky
- Strong connections between indoor rooms and outdoor patios.
- Generous windows to take advantage of the views and capture the light, especially on the sunny side.
- Prominently displayed structural elements such as brackets, protruding roof beams and rafter tails
- Windows grouped together with interesting shapes, and
- Fine craftsmanship such as carpentry, masonry, stained glass and metal work

These points are discussed in more detail below.

This house displays a broad, sheltering roof with upper-floor dormers and gables. This form helps to integrate the house into the landscape.

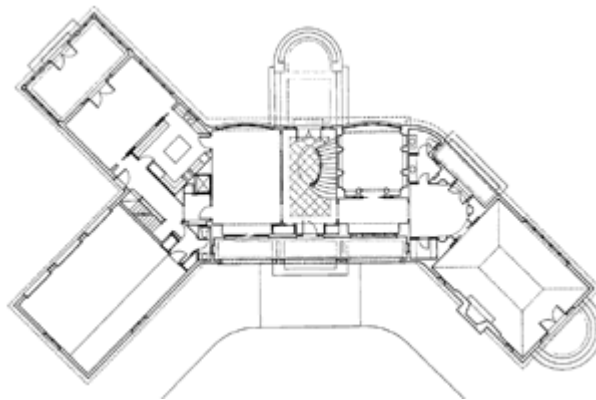


Building Design

The building design controls set out below expand upon the principles discussed above. The rules are partly prescriptive – specific limits and requirements – and partly qualitative – recommendations and controls. At all stages they are meant to help designers to achieve the vision.

Floor Plans

Interior floor planning must be done, of course, to suit the needs of the homeowners. However, it is important to understand that the floor plan largely determines the outward form of the building. This must be kept in mind from the outset, so that the building will have a pleasing appearance as well as a functional interior.



This house is a traditional Arts and Crafts design. Its wings wrap around the front entry to create a sense of welcome. Note also the stepping roof form.

Floor plans should not be simple rectangles but should incorporate projecting wings and recessed entries or balconies. The plan may be angled to wrap the building around a yard to create a sheltered area. Different floors may incorporate cantilevers or bays. The floor plates may be stepped to fit a sloping site or to provide a lower profile in an important view corridor.

Thought should also be given to the integration of outdoor and indoor space. Interior rooms should be planned in conjunction with the outdoor spaces so that they are well coordinated, with easy access between interior and exterior and good views.

House Form

Buildings with the same footprint for the main and upper floors will not be accepted. Rather, the upper floor must have a smaller footprint, so that the roof steps down from the center to one or both sides. The intent is to have the building merge with the landscape rather than sitting on it as a detached object.

New homes in Marquis Ranches should have varied, picturesque forms. In designing new homes architects must consider from the earliest stages of design what the outward three-dimensional shape will be and shape it to suit the particular site.

Scale and Proportion

Scale refers to the size of the various parts of a building, and proportion refers to the relationship of the parts to each other. Although it is difficult to quantify these things, architects must use their skill to work toward designs that are appropriately scaled and harmoniously proportioned. A few examples will illustrate:

- the roof should not be so large as to overwhelm the walls, or too small as to look trivial;
- entry canopies should not tower over people arriving;
- windows should fit the walls they occupy;
- columns should be large enough to appear strong enough to support the loads they carry;
- details such as fascia and railings should be strong, but not heavy or overbearing; and
- proportions should be designed to suit the particular style chosen. For example, in Craftsman design many elements of the building have proportions emphasizing the vertical, including window divisions and details such as brackets.

Roof Design

Perhaps the most important single part of the design is the roof. This gives the building its upper profile and serves as an important symbol of shelter.

There was a common pattern to many traditional roofs that gave rise to their characteristic appearance. The bulk of the house was covered by a primary roof of quite simple form with gabled ends and wide eaves. This could be straight or could take an “L” or “T” shape to suit the plan, and the eaves extended down to the top of the main floor. It is important to note that the roof did not follow the line of the walls below, but formed a straight line above. The plan could have various ins-and- outs for porches, bay windows and other elements, but all were accommodated under the simple roof. This created sheltered porches.



A broad, sheltering roof on an Arts and Crafts house. The upper floor is set into the gables and dormers.

The upper floors were set within this sheltering roof. Windows and head room were provided by dormers of various shapes – sheds, gables or more exotic forms such as “eye brow” windows. The result was a very pleasing shape – an overall order provided by the simple primary roof and a varied, picturesque note provided by the dormers.

Buildings in Marquis Ranches should follow this model. There should be a primary roof with eaves extending down to the floor level of the upper floor. The rooms and windows in the upper floor should be set in dormers or gables in this primary roof. Dormers may take the form of gables or sheds, or both combined.



The primary roof of the house must extend down to an eave line at the main floor ceiling level – maximum height 23 ft. (7.0 m.), and all or most of the upper floor must be set into dormers or gables.

On two-story houses, primary roofs may have slopes from 8 in 12 to 12 in 12. Peaked dormers have a minimum slope of 8 in 12, and shed dormers have a minimum slope of 4 in 12. The Design Review Committee (or its designee) may in its discretion allow other roof slopes in particular cases.

Flat roofs may comprise a maximum of 20% of the total roof area (measured in plan view) and must be articulated separately from the sloped roof areas.

Roofs and porches must be designed to direct snow away from pedestrians if it falls from sloping roofs.

Height Limits

Maximum heights to the roof peak and to the eaves of the primary roof are as specified in Section 2 above for both the primary residence and accessory buildings.

Eave overhangs

Unless otherwise approved, primary roofs must have a minimum 24” overhang, and dormers must have minimum 12” overhangs.

Front Porches

All buildings must have covered front porches. These must be designed to integrate well with the building as a whole, including the overall roof form. They should be substantial in appearance, with timber framing or prominent columns and masonry or timber foundations. Of course, porch roofs and canopies must be designed to carry the snow loads and resist the winds anticipated in southern Alberta. Porches must be a minimum of 6 ft. deep and 8 ft. wide.



Doors

Front doors should incorporate windows, sidelights or transoms. As noted above, entries must be set within substantial covered porches for a welcoming appearance.

Wood doors are very much encouraged, especially in a clear finish or semi-transparent stain. A colored door, coordinated to the trim and siding colors can add a highly attractive accent to a house.

Trims around doors must match those around the windows.





Windows

The pattern of windows is an important aspect of all home designs. In Arts and Crafts and Craftsman designs, windows were typically rectangular and vertically oriented, and grouped into bands of 2 to 4 or more units framed by trim. Often the windows had transoms above the primary units. Contemporary designs often use square or horizontally-oriented units which may be individual punched openings or creatively-designed groups.

Whatever style is chosen, a number of important principles apply:

- Windows should be located and sized according to the spaces they serve – more prominent windows in more important rooms;
- Units should be designed to meet their functions – wide units open up panoramic views, while tall, narrow openings can focus on special outdoor features or views;
- Windows high in the walls can best provide daylight, while lower units provide view; and
- The privacy of neighbors should be respected.

True divided and simulated divided lights are required. Snap-on simulated muntin and metal or plastic dividers between windows are not allowed.

Large undivided windows are not permitted, although a grouping may include larger and smaller units together in a creative pattern.

It is a benefit to the community to have large windows in one of the primary spaces of each home facing the street. This gives an open, welcoming appearance to the homes and promotes safety and neighborly spirit.

Also, there should be a differentiation of windows on the ground and upper floors: larger windows on the main level and smaller windows above.

Decks and other fixtures

Ground-level patios and terraces are preferred to projecting decks. Where decks are used, they must be designed as integral parts of the building as a whole. Roofs covering all or part of the decks are recommended, and porches recessed into the body of the house are very attractive indeed.

Decks must have sturdy-looking structures of timber and/or stone or brick to match the house. Details such as brackets must match as well and must be proportioned to suit the structure.

Projections

Projections from the wall surface for bay windows, cabinet nooks or similar uses must be set back from the front face of the building a minimum of 25% of the length of the building face in which they are located. Maximum length is 4.0 meters.

Such projections must be detailed to appear well-supported and finished, with supporting brackets or base trims integrated with the wall.

Materials

As noted above, natural materials are the most appropriate for Marquis Ranches, in keeping with the natural setting.

Foundations may be finished with:

- natural stone, including granite, basalt or other igneous stones flat ledgerstone, or round river rock,
- brick in a natural earthen colour, or
- fire-treated wood shingles.

Wall cladding may be:

- wood siding in clapboard, drop-cove or lap profiles,
- fire-treated wood shingle siding (plastic shingles are not allowed),
- prefinished pressed-fibre siding, or
- stucco with a sand or dash finish (trowelled patterns are not allowed)
- All siding must have minimum 4" corner boards,

Railings may be:

- wood – these are encouraged, or
- metal pickets painted to coordinate with the colors of the house.

Roofing may be:

- Slate shingles,
- Cedar shingles,
- concrete roof tiles – flat profile only, or
- 30-year architectural-grade shingles.
- Natural copper standing-seam roofing may be used for small individual elements such as turrets.

Trims may be:

- window and door trims: Natural finished wood or prefinished Smart Board or equivalent,
- soffits and fascia: tongue and groove cedar or pine, eaves-troughs and downspouts: natural copper or pre-finished metal.



Details

An essential part of the character of traditional homes was the use of well-designed, often hand-crafted details. These should be carefully incorporated into all designs in Marquis Ranches. In particular, attention should be paid to the most prominent areas such as the front porch, gable ends, decks and site fixtures. Beautiful details in these visible locations will add a delightful level of variety and interest to the whole community.

Examples of details are:

- Brackets under eaves and cantilevers,
- Gable treatments in shingles or decorative wood patterns,
- Stained-glass windows,
- Vents,
- Porch columns with frame-and-panel details,
- Trim boards,
- Weathervanes,
- Address markers,
- Railings, or
- Entry markers

Window and door trim must be minimum 4" prefinished Smart Board or equivalent.

Fascias at eaves must be minimum 6" deep.



Chimneys

Chimneys convey a sense of warmth and shelter. They should be substantial in proportion – minimum 600 mm each side, and prominently visible in the design.

Stone or brick claddings are recommended for an appearance of solidity.

Colors

Building colors should be natural – inspired by the site itself. Designers are encouraged to walk the site to observe the variety of colors in its plants, rocks and soils.

Colors on the site range from the subtle earth tones of the ground to the rich greens of the trees and grasses, and to the brilliant hues of flowers and berries. Buildings should show this same richness and diversity.

Cladding colors may be deeper earth tones or may be hues from the plants, water or sky, such as green or burgundy. Accent colors should be complementary, but different enough for contrast. In some elements such as front doors and shutters there is an opportunity for bright splashes of color: the red of a spring berry or the gold of a tree in fall.

Roofing colors must be coordinated with those of the cladding.

All colors must be submitted to the design review committee (or their designee) for approval.

Comprehensive Design

All houses must be designed carefully on all four sides. Although the front is more prominent and usually receives the most design attention, the same care should be put into the other three faces. They must have:

- A balanced, logical pattern of windows;
- The same window and door trims as the front; and
- The same materials and colors. Accent materials such as stone or brick foundation facings, must continue around the corners at least 2.0 meters and should have a well-designed termination.

Garages

Garages (attached or detached) must be designed to coordinate with the houses:

- the garage roof slope must match the primary roof of the house;
- cladding and roofing must be coordinated with the house;
- details such as window and door trims, soffits, fascia must match the house; and
- colors must be the same as the house or complementary.

Overhead garage doors may be single or double and must have panels or other details. natural finish or painted wood are very much encouraged.

Barns and Other Accessory Buildings

Barns and other accessory buildings must be designed to compliment the house and garage. Substantial deviations in design from the main buildings will not be permitted. Barns and accessory buildings must go through the same Design Review approval process and construction may only commence once approvals have been granted and the appropriate deposit has been paid.

Lighting

The lighting of buildings follows the same principles as landscape lighting.

Exterior lights are allowed only at the front and rear entries, including porch doors. Fixtures must be designed to shine downward to illuminate walking surfaces and the immediate portions of the exterior walls. Light that shine upward, or floodlights, are not allowed.

Fixtures must be chosen to coordinate with the architectural style.

Variety

Substantially identical houses will not be approved.



4

Sustainable Elements

Sustainability is much on the minds of consumers of late because of the rising cost of energy and increasing awareness of environmental issues. This is an important issue, not only for reasons of environmental conservation, but also because of economy.

Fortunately, there is an advantageous solution for home buyers. Buildings built according to sustainable design principles not only have less effect on the environment, they are also more economical to operate and maintain over the long run.

This section is meant to introduce designers and buyers to the potential benefits of sustainable design, and to say that sustainability can be incorporated with no detriment to architectural quality.

Energy-efficient design

Modern building technology makes it is possible to build houses that use much less energy than past designs. The advantages are substantial in the long-term occupation of the building, in both lower energy cost and decreased maintenance.

The object in energy-efficient design in a climate with wide variations in temperature is to minimize the flow of heat through the building envelope. This improves the efficiency of heating in the winter and cooling in the summer. A brief summary of the technologies available is as follows:

1. Foundations using insulated concrete forms (ICF's) incorporate foam insulation on both sides of the structural concrete wall, providing a highly insulated wall that does not need interior wood framing for insulation.
2. Double-layer frame walls may be considered for the above-grade walls. This system adds a second layer of wood framing and insulation inside the typical 2 x 6 wood framing of the exterior wall. It adds significantly to the insulation value of the walls and reduces heat loss through thermal bridging – the conduction of heat through the wood studs themselves. It also places the vapor barrier in a more protected position.
3. Vapor-air barriers have been required for many years by building codes to prevent warm, often humid interior air from leaking through the walls. This reduces heat loss and prevents structural damage and mold growth that could result from the condensation of water vapor within the wall.
The performance of vapor barriers can be improved if they are made of a tougher material than the usual flimsy polyethylene sheets, and if they are placed in a protected location, as noted in item 2, above.
4. It is essential to seal all openings in the exterior walls to prevent air leaks. New materials are very helpful in this regard, such as expanding foam sealants. Used around window and door openings and other penetrations, these form very effective and long-lasting seals.
5. In a well-sealed house, the area of most heat loss is the windows. An investment in high-performance windows is well worth the cost in the long run. The best choice is triple-pane sealed windows with low-e argon-filled glazing. The triple layers of glass reduce the transfer of heat by conduction and convection, and the low-e coating minimizes the radiation of heat. In addition, frames should be insulated and thermally broken.

High-efficiency heating and air-conditioning

As a complement to the energy-efficient building envelope, it is advantageous to consider a high-efficiency heating, ventilation and air conditioning system. The term efficiency in such systems means that a large portion of the energy of the fuel is used to heat or cool the house, with little waste. Two types of systems are available.

1. A **ground-source heat pump** system uses the ground outside the house as a heat reservoir. It uses the same principle as a refrigerator to transfer heat from the ground to the interior air or vice-versa. This system has the advantage of being capable of both heating in winter and air conditioning – cooling – in the summer, by controlling the direction of the refrigeration cycle. These systems are more expensive to install than a conventional furnace system, but their inherent efficiency ensures that the extra will be recovered in lower energy bills over several years.
2. An alternative is a system based on a **high-efficiency boiler**, which provides both heating and domestic hot water. In this case the heating system includes an in-floor system to warm floors and one or more a fan coil units.

There are also several high-efficiency **forced-air furnaces** available

In conjunction with these systems a heat-exchange ventilator will be required. In a tightly-sealed house there is not enough air infiltration for proper ventilation, so a ventilation unit is needed. The **heat-exchange ventilator** draws heat from exhaust air and transfers it to cooler incoming air, so that little interior warmth is lost

Natural heating and ventilation principles

These systems represent high-tech solutions. Along with these, there are many tried-and-true methods of building to minimize energy use and make the best of a site.

1. **Landscape design** can be used to shelter the home and outside spaces: A row of coniferous trees can block cold winter wind against the walls to reduce heat loss. They can also create sheltered outdoor patios or decks. Deciduous trees and shrubs can be planted so as to provide shade in summer, but let warming sunlight through in winter.
2. **Building form** affects efficiency. More compact buildings retain heat better than spread-out designs. Of course, there must be a proper balance between energy efficiency and the aesthetic considerations discussed above.
3. **Window orientation** is another important factor. Larger windows lose heat in cold weather, and so should be located primarily on the south side, with smaller windows on the north where they get less sun and more harsh winds.
4. Just as large windows lose heat to the air in cold weather, they also collect heat by radiation on sunny days – **passive solar gain**. This can be used to advantage in winter. If dense materials such as stone flooring are used in sunny areas they will absorb light during the day and re-radiate it into the room after dark. Of course, this is desirable only in winter. Large south or west-facing windows should be designed with roof overhangs, shades or awnings in summer to prevent overheating. Happily, this is easy to do because the sun is

higher in the sky during the hottest hours of the day.

5. **Natural ventilation** can provide effective cooling as well. If window and door openings are carefully placed, they can be used for cross-ventilation. Casement windows in particular can be used to draw cooling breezes into the house.
6. A related principle is the use of **convection** for cooling. With well-placed openings on different floors of a house, warm air can rise and escape from the upper windows, drawing cooler air in to replace it on the lower floors.

All of the principles described above can be incorporated in a home design with no increase in building cost. Slightly more technically demanding is the use of solar panels. Many are available on the market, and they can be used in two ways. First, solar panels may be used to heat water for domestic use or for in-floor heating. Second, photovoltaic cells may be used to generate electricity. Neither of these ways is sufficient for the demands of a modern home, so they are only supplementary. However, they can reduce energy requirements significantly.

Minimizing water consumption

We are all aware that water is a precious commodity, as indicated by its rising cost from municipalities. In recent years a great deal of work has been devoted to finding ways to use it more sparingly:

1. Appliances now indicate water-efficiency. For example, front-loading washing machines use significantly less water than top-loaders, and new dishwashers use less than older models;
2. Low-volume toilets use less than a third of the water of standard ones, and lower-flow shower heads are highly efficient.

Sustainable materials

In the new “green” philosophy, materials are sustainable according to a number of principles.

1. Longer-lasting materials are preferred because they have longer life-cycles and will have to be replaced less frequently. Durable materials such as stone, concrete and metals meet this criterion.
2. Locally available materials rate more highly on the “green” scale because less energy is used to get them to the site. In Marquis Ranches there is abundant lumber, stone and other building material, so the potential is good.
3. Recycled items are also valued. This may be limited in Marquis Ranches because there are no buildings on the site currently, but some recycled materials such as timber, stone or brick may be available in the region.
4. More natural materials are preferred as they are simpler to manufacture and create better indoor environments. Some building products such as carpet and composite wood products use glues that evaporate into the air – volatile organic chemicals – and reduce indoor air quality.

Design integration of energy-efficient features

It is important to note that most of the principles and controls discussed here can be applied in a typical building with no impact on its aesthetic appeal. The key is to understand the concepts and the building systems and incorporate them from the beginning of the design process.

5

Design Review

These architectural controls are intended to ensure a consistently high level of design quality for all homes in Marquis Ranches. To support this goal, and to maintain a consistent application of the controls throughout the community, a design review process has been established. The process has three steps which follow the normal course of design of a new home or significant addition. A home design begins with general schematic studies and evolves to more detailed and refined decisions. Drawings begin as loose sketches as the major issues are explored, then become more detailed and precise as the design is resolved. At two points in this process the designer will submit drawings to the Design Review Committee (or their designee) who will determine whether it is in keeping with these Architectural Controls. The reviews take place at the Concept and Construction Documents review stages. The final stage is a review after construction is complete to confirm compliance to the approved design.

Initial Design Review

When you are satisfied with the concept design, you may submit it for concept approval.

The Design Review Committee (or their designee) will examine it to see whether it complies with the controls. The Design Review Committee may hire an independent third-party architect to conduct the review process on their behalf (their designee). In the case of a disagreement between a homeowner and the Design Review Committee (or their designee), an appeal may be made to the Board of Directors of the Marquis Ranches Homeowner's Association. In the case of a disagreement, the decision of the Board of Directors will be provided in writing, with reasons thereto, and will be final.

Please note that technical compliance with rules such as yard setbacks does not guarantee approval. The review will also assess whether the design follows the principles and quality standards of the community. If not, further design studies and revisions may be required.

The review will consider both the letter and the spirit of the architectural controls

Required information – Initial Design Review

- Completed Initial Design Review form (Appendix One)
- Conceptual Site Plan at the specified scale showing all of the information listed on the Initial Review Application
- Schematic Floor Plans for all levels
- Schematic Elevations of all four sides
- Two Building Sections
- A perspective sketch of the design (this may be freehand)

Two copies of all drawings are required. One set will be returned with any suggested or required changes marked.

A response – approval or refusal with reasons – will be made in writing within 10 business days from receipt of the application.

If the concept is approved, you may proceed to design development. Continue to refine the design in detail, taking into account any comments made by the Design Review Committee (or their designee).

Revised Design Review

If revisions are required in the Initial Design Review, a second submission will be required, incorporating the required changes. The submission should include all drawings and other documents included in the original application. Again, a response will be made within 10 business days of the application.

Construction Documents Review

In the final design approval stage the Design Review Committee (or their designee) will examine the construction drawings and specifications to ensure that they conform to the approved design.

Required information:

- Completed Application for Construction Documents Review form signed by both the owner and the building contractor
- Initial application fee. The initial application fee will cover the cost of reviewing the documents and plans and will reflect the costs incurred by the Design Review Committee (or their designee). Currently \$1,000.00
- Construction Compliance Deposit in the amount of \$10,000.00 for initial construction or \$5,000.00 for additional buildings (barns or other accessory buildings) constructed under these controls or significant landscaping projects. Payment may be made by Certified Check or Letter of Credit. The initial Construction Compliance Deposit covers both construction and initial landscaping and will be returned upon issuance of compliance certificates for both the home and the landscaping (as noted below under Final Inspection)
- Site Plan including all of the information listed on the application form (4 copies)
- Complete set of construction drawings and specifications (4 sets)

All costs or fees resulting from a re- submission shall be charged directly to the owner. A Design Approval letter will not be issued until such costs are paid in full.

It is important to note that the application form must be signed by both the owner and the building contractor, indicating their acceptance of conditions for completion of the project.

Construction operations will comply with the Marquis Ranches Construction Regulations (Appendix Two) in every respect. The project will be completed according to the approved plan. The project will be completed within 18 months from the date dated on the building permit which shall include reasonable seasonal delays, and Failure to comply with any of the above may result in forfeiture of the compliance deposit, and such other actions as the community may deem appropriate.

If unexpected delays occur, applicants must notify the committee in writing, along with reasons and a new completion date. Please note that it is the responsibility of the owner to ensure that the contractor has the appropriate liability insurance in place. A response – approval or refusal with reasons – will be made within 10 business days of receipt of the application.

If the application is approved, a Design Approval Letter will be issued. This will enable the applicant to apply for a Building Permit.

Final Inspection

When the construction is complete, you must submit a written notice to the Design Review Committee (or their designee), together with photographs of all aspects of the work. Please contact the committee to request an on-site inspection. The inspection will be scheduled within 30 days of the written notice (weather permitting).

If the landscape work is not complete when the house is ready for occupancy, the landscape inspection may be take place at a later date no more than 6 months after the building inspection, not including winter months (November to April). Landscape reviews will be conducted in the period from May to October only.

The construction will be reviewed to verify compliance with the approved design.

Any discrepancies will be noted in writing within 10 days, along with an indication of the time remaining for completion as per the original application.

If no discrepancies are noted, a Letter of Compliance will be issued.

The Building and/or Landscape Compliance Deposits will be returned without interest within 30 days of the date of the Letter of Compliance for the appropriate work to the party who submitted the deposit.

Additions and Renovations

These design controls will continue to apply after the initial construction of houses and landscaping. Additions and renovations to buildings, new construction and landscape developments must conform to the controls so as to maintain the quality and value of all properties.

Application procedures and principles will remain in place, and all design review application forms will remain applicable.

Appendices

**Appendix One: Design Approval
Forms Appendix Two: Construction
Regulations
Appendix 3: Photo and
Architectural Credits**

Appendix 1: Design Approval Forms

Disclaimer

Approval under these controls does not indicate or ensure compliance with the requirements of the Municipal District of Foothills land use bylaw. Owners may be required to obtain a development permit from the M. D. in addition to Marquis Ranches design approval before a building permit will be issued. Consult with the planning and development authorities of the municipal district directly to ascertain the relevant requirements and procedures.

Application for Concept Design Review

Owner: _____ Phone: _____

Address: _____

Architect/Designer: _____ Phone: _____

Address: _____

Builder: _____ Phone: _____

Required materials: All items must be submitted to form a complete application:

- ☐ Conceptual **Site/Landscape Plan** at a scale of 1:200 showing property lines, Building and Site Development envelopes, any proposed changes to site grading and drainage (show existing and proposed contours), the proposed new house, garage and all other structures, drives, walks, patios, decks and other outdoor features, existing vegetation and any new or altered landscaping (2 copies)
- ☐ Schematic **Floor Plans** at 1:100 scale for all levels (2 copies)
- ☐ Schematic **Roof Plan** (may be included on the Site Plan) (2 copies)
- ☐ Schematic **Elevations** at 1:100 scale of all sides of the buildings (2 copies)
- ☐ **Perspective sketch** of the most prominent view showing the proposed house (2 copies)
- ☐ **Application Fee**

Note: Submissions should be made on A2 or 11" x 17" sheets if possible.

Submittal Date: _____ Meeting Date: _____ Notice Date: _____

Notice to the Applicant:

Following a careful review of your application, the Design Review Committee:

- ☐ Approves the proposed concept design
- ☐ Approves the proposed concept design subject to the changes and conditions noted on the drawings and in the margin
- ☐ Does not approve the proposed concept design for the reasons stated in the margin

Signed by the Design Review Committee

Reasons for Decision:

Proposed Exterior Materials and Finishes

<i>Exterior Building Element</i>	<i>Material</i>	<i>Manufacturer</i>	<i>Colour</i>
Wall surface			
Accent wall surface			
Foundation			
Trim (corners, etc.)			
Window frames			
Glass			
Window trim			
Roofing			
Chimney			
Flashings			
Vents & stacks			
Soffit			
Fascia			
Eaves troughs			
Rainwater leaders			
Porch/deck surface			
Porch/deck railing			
House doors			
Garage doors			
Driveway			
Walks			
Patios/terraces			

Application for Construction Documents Review

Owner: _____ Phone: _____

Address: _____

Architect/Designer: _____ Phone: _____

Address: _____

Builder: _____ Phone: _____

Required materials: All items must be submitted to form a complete application:

Reasons for Decision:

☐ **Compliance Deposit for Architectural and Landscaping Construction**

☐ **Site Plan** at min. 1:200 scale (4 copies) showing:

Property lines, with site dimensions

Building and Site Development Envelopes - labeled

Existing and proposed contours and spot elevations, if changes are proposed

Easements and encroachments

Corner points of all buildings dimensioned to property lines, with elevations

Top of footing and joist elevations of new work if different from existing

Deck, patio and walkway locations – dimensioned

Fencing and retaining walls if changes are proposed

Existing vegetation and any proposed new plantings

Driveway and parking locations,

Proposed new accessory site developments, and

Exterior lighting

☐ **Complete Construction Documents** (4 copies) including:

Foundation Plan

Building Floor Plans for all levels

Building Elevations

Building Construction Sections (minimum 2)

Roof Plan

Details and

Mechanical and Electrical Plans

☐ Project Completion Date: _____

Declaration:

We, the owner and builder, declare that we have reviewed the Marquis Ranches Construction Regulations and undertake to follow them in every respect. We understand and agree that failure to do so and to complete the project as approved and on or before the date specified above may result in the forfeiture of the Compliance Deposit, and such other action as the Condominium Corporation may in its sole discretion take.

Owner

Building Contractor

Appendix 2: Construction Regulations

To ensure that home sites are not damaged by construction work, and to keep disruption of the neighborhood to a minimum, the following regulations will apply to all projects during the construction period. The regulations are intended to be adopted as part of the building contract for each project, and all owners and builders must agree to abide by them in every detail.

Normal Working Hours

Normal working hours are defined as follows:

Monday - Friday: 7:00 a.m. to 6:00 p.m.

Saturday - Sunday: 9:00 a.m. to 5:00 p.m.

Portable Field Offices

If a builder proposes to bring a portable field office to the site, the size and location of the proposed structure must be indicated on the Site Plan submitted for Construction Documents Review, and place the structure only if approved and in the approved location. The structure must be kept clean while on location and must be removed promptly upon completion of construction.

Storage of Materials and Equipment

Owners and builders are permitted to store construction materials and equipment on-site

during the construction period. All materials shall be neatly stacked, properly covered and secured. Any such materials and equipment shall be the owners' and/or builder's responsibility and shall be at their sole risk.

Owners and builders shall not disturb, damage or trespass on other lots or adjacent property including common lands. No building materials may be placed on any lot more than 7 days before the beginning of construction.

Disposal or dumping of paints, stains or other coatings, cleaners and solvents, and cleaning of concrete trucks anywhere in Marquis Ranches is strictly prohibited.

Site Cleanliness, Debris and Trash Removal

All construction operations shall be restricted to the area immediately around the construction project.

Owners and builders shall provide a container for debris and shall clean up all trash and construction debris on the construction site regularly. The container must be emptied as soon as it is full. The builder/owner will use reasonable efforts to ensure that the container is covered (by tarp or otherwise) at all times so as to minimize debris blowing out of the bin in the case of high winds.

Lightweight material, packaging and materials that may create dust must be covered or weighted down to prevent them from being blown away by the wind.

Owners and builders are prohibited from dumping, burying or burning trash anywhere in Marquis Ranches.

During the construction period each building site shall be kept tidy, and shall be properly monitored to prevent it becoming an eyesore or affecting other lots or adjacent property.

Where construction machinery such as excavators are necessary, the smallest possible machines must be chosen, and operations must be planned to create the least possible disturbance to the land.

All excavated material must be stockpiled on the owner's property, and must be protected from erosion. At a minimum the pile must be protected by a waterproof tarpaulin.

Common lands

Damage to Common lands is strictly prohibited. All access to construction sites must be through private property only.

Restoration Or Repair Of Damaged Property

Damage to any other Marquis Ranches property, including neighboring private land, roads, driveways and/or other

improvements are strictly prohibited. If any such damage occurs it must be repaired/restored promptly at the expense of the owner and builder.

Sanitary Facilities

Builders are responsible for providing self-contained temporary sanitary facilities as required for its workers. These must be placed in discreet locations.

Noise

The use of radios, tape and CD players must be restrained so as not to be audible from any adjacent property.

Vehicles And Parking

The builder's workers may park only on the owner's drive or on the street immediately in front of the owner's home site.

Miscellaneous And General Practices

The following practices are prohibited:

Changing oil on any vehicle or equipment anywhere in Marquis Ranches;

Removing any plant material, topsoil or similar items from anywhere in Marquis Ranches;

Careless disposal of cigarettes or other flammable items or materials; and

Disposal of any non-construction materials anywhere in Marquis Ranches.

Non-Compliance and Penalties

In the event of non-compliance with any of these regulations, or of any other part of the Design Controls, all or part of the Compliance Deposit may be used to repair damage or complete the owner's and builder's obligations, and the developer and/or the community may take any other remedial action they believe is necessary.

Appendix 3 Recommended Reading and Photo Credits

Architectural Design Principles:

A Pattern Language, Christopher Alexander

Architecture Form Space and Order, Francis Ching, Van Nostrand Reinhold 1979

Home Design Philosophy

The Place of Houses, Charles Moore, MIT Press

Home-A Brief History of an Idea, Witold Rybczynski

Contemporary Home Design

The Distinctive Home, Jeremiah Eck, The Taunton Press, 2003

The Not So Big House, Sarah Susanka, The Taunton Press, 2001

Creating the Not So Big House, Sarah Susanka, The Taunton Press, 2001

Robert A. M. Stern Buildings and Projects 1981 – 1986, Luis Rueda, 1986

Robert A. M. Stern 1987 – 1992, Elizabeth Kraft, Rizzoli, 1992

Landscaping

The Calgary Gardener, Calgary Horticultural Society

Gardening Under the Arch, Millarville Horticultural Society

Natural Landscaping, Sally Roth

Photo and Architectural Credits:

Page	Publication	Architect
8	The Distinctive Home, Jeremiah Eck, p. 28	
16	The Distinctive Home, Jeremiah Eck, p. 59	
18	The Craft Architects, Margaret Richardson, p. 63	Edwin Lutyens

Page	Publication	Architect
20	The Distinctive Home, Jeremiah Eck, p. 141	Van Dam & Renner
22	C F A Voysey, Wendy Hichmough	C. F. A. Voysey
23	Robert A. M. Stern 1987 – 1992, p. 23	Robert Stern
24 Left	Robert A. M. Stern 1987 – 1992, p. 134	Robert Stern
Right	Best of Home Plans Winter 1999 p. 147	Wayne Visbeen
25 Top	The Distinctive Home, Jeremiah Eck, p. 130	Jeremiah Eck Architects
Centre	The Distinctive Home, Jeremiah Eck, p. 192	
26	The Distinctive Home, Jeremiah Eck, p. 67	Van Dam & Renner
27 Bottom	The Distinctive Home, Jeremiah Eck, p. 138	