

ARCHITECTURAL DESIGN GUIDELINES

RAINBOW FALLS PHASES 2A, 2B & 2C

UPDATED JUNE 30, 2005

RAINBOW FALLS DEVELOPMENT INC.

INTRODUCTION

Rainbow Falls is a pristine 230-acre parcel of land located on the south west edge of the residential community of Chestermere Lake. Rainbow Falls will be a natural continuation of previously completed developments in Chestermere Lake and will accommodate single-family, semi-detached, multi-family homes.

The intent of these Architectural Design Guidelines is to ensure a quality living environment with a defined, consistent, and identifiable image, while offering selection and variety to the individual homebuyer. This booklet outlines the potential opportunities associated with the creation of appropriate building forms for Rainbow Falls.

In addition to these Architectural Design Guidelines, all building design must fully comply with the Town Of Chestermere Land-Use Bylaws and Building Code Regulations.

APPROVAL PROCESS

In addition to the review and approval requirements of the Town Of Chestermere, Rainbow Falls Development Inc. has developed a design review process so that all buildings conform to the planning objectives for the development and these Architectural Design Guidelines.

SECURITY DEPOSIT

A security deposit in the form of a letter of credit shall be issued to Rainbow Falls Development Inc. prior to plan approval and grade slip release. The letter of credit must be issued in the amount of \$2,000.00 per lot. A letter of credit for all lots in the phase must be issued prior to the first home plan approval and grade slip release. This deposit is to be in accordance with the terms of each lot purchase and sale agreement. No interest will be paid on these security deposits. Rainbow Falls Development Inc. will hold the security deposit until a final inspection of the said house is complete, and confirms adherence to the Design Guidelines.

Rainbow Falls Development Inc. must receive all requests for final inspection in writing within a one-year period from the date of the grade slip issuance.

DESIGN REVIEW PROCESS

The Developer requires **three (3)** work days to review and approve submitted drawings.

- a) The builder shall submit for final approval, two copies of the following information to Rainbow Falls Development Inc.:
- Drawings of the house plans, elevations and sections at 1:50 metric or 1/4" = 1'0" or 1/8" = 1'0" scale.
 - A site plan at 1:200 scale (metric), which shall include the grade at all four corners of the house and garage, elevations for the actual top of footing, main sub-floor, and other important sub-floors, retaining wall locations and grades, lot drainage patterns and all of the information listed on the House Plan Approval Form.
 - A completed Application for House Plan Approval indicating colors, materials, and other specific information as requested on the form. Color chips may also be required to clarify color schemes. (see back of Guideline Booklet for Application Form).

Please note that incomplete submissions will be returned without review.

- b) Rainbow Falls Development Inc. and its Architectural Coordinator, after thorough discussions with the Builder, will review the submissions and recommend approval, modification or rejection of the applications based on the adherence of the plans to the Architectural Design Guidelines.

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The Architectural Coordinator, for future reference, will keep the original application form and one set of marked prints. Depending on the nature of any changes, Rainbow Falls Development Inc. and its Architectural Coordinator may charge the Builder a fee for the extra work caused by the changes.

The second set of similarly marked prints will be returned to the Builder. The grade slip will be issued and all changes/recommendations shall be made and resubmitted for our records.

- c) Upon approval and grade slip release, the Builder can then make submission to the Town of Chestermere for a Building Permit. ***Any subsequent changes by the Builder, from plans previously approved, must be submitted to Rainbow Falls Development Inc. and its' Architectural Coordinator and approved in writing. A fee may be charged for review of the second transmittal.***
- d) It is pertinent that the Builder & Owner conduct a pre-construction inspection report, before the commencement of any work on the lot. This report should be forwarded to Rainbow Falls Development Inc. to be kept on file. If no pre-construction inspection is done, the Builder assumes responsibility for the condition of the lot, sidewalks, curbs, water valve, etc.
- e) Rainbow Falls Development Inc. and its' Architectural Coordinator will carry out periodic on-site inspections during construction to ensure compliance with approved plans. Modifications are to be requested in writing to accommodate changes related to actual site conditions.
- f) Builder garbage control must be implemented as soon as construction of a new home commences. A garbage bin and regular cleanup is required on each site at all times. Garbage bins must not be placed on any roads or sidewalks, and must stay within the lot boundaries. Should the Developer deem the builder noncompliant with the above conditions by the following day, a cleanup crew will be hired at the full cost of the builder.
- g) It is the responsibility of each builder to provide and maintain appropriate sanitary facilities for their trades. One (1) Portable Sanitary Station is recommended for every three houses in the phase. Builders should discuss with each other the locations, costs, and maintenance of these facilities.
- h) Alberta Environment has identified that mud control is a major issue in the development of new subdivisions. It is the responsibility of the Builders to ensure that there is minimal mud on subdivision streets and sidewalk. Should it be deemed by the Developer that a Builder has not complied with this condition within twenty four hours of notice, the Developer will hire a cleanup crew and subsequently will charge the offending Builder(s) for the complete costs of the work.
- i) Upon being advised **in writing** by the Builder/Owner of the completion of the home, a final inspection will be carried out by Rainbow Falls Development Inc. and its' Architectural Coordinator, which will confirm conformance to the Guidelines and the approval previously granted.
Upon receipt of the final inspection form, the security deposit refund will be calculated, or a list of deficiencies will be issued which the Builder must address before the security deposit is released. The Builder will immediately rectify all deficiencies and request a second site inspection by Rainbow Falls Development Inc. and its' Architectural Coordinator. If additional inspections are required after the second site visit, a fee of \$100.00 per inspection is deducted from the security deposit. The refund payment will be in accordance with the provisions of the purchase agreement. Should damages or deficiencies exceed the \$2,000.00 security deposit the builder shall pay the additional costs to the fullest.

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- j) The Building and Lot Development Control process is fair but stringent in order to maintain the standard required. Acceptance of any design, the interpretation of any of the enclosed guidelines or amendments to the Design Guidelines will be at the sole discretion of Rainbow Falls Development Inc. and its Architectural Coordinator, whose decisions will be final.

Requests for exceptions will be considered in circumstances of alternate, similar or better quality. It is recommended that builders submit preliminary drawings for discussion purposes to avoid rejection of completed drawings.

This is especially important when working with clients on custom homes or for homes situated on lots with a unique and unusual configuration, visual, topographic or orientation features.

ARCHITECTURAL THEME

The overall design theme for Rainbow Falls will be a European Village concept with emphasis on exterior materials, front entrances, roof and rooflines. The total front surface of the home must be covered a minimum of 30% by cultured stone, brick, stoneware, or such alternative material approved by the Developer. The garage is included in the 30% total. The front surface of garage must be 100% covered by cultured stone, brick, stoneware, or such better material unless otherwise approved by the Developer.

SETBACKS

Please review the Town of Chestermere - Land Use By-Law for all of the standards on setback information in Rainbow Falls.

LOT GRADING AND RETAINING WALLS

All grading, drainage and required walls are the sole responsibility of the Builder. Builders are to confirm all grades and retaining wall locations before any construction. When retaining walls are necessary, they will be shown on the marked-up set of plans returned to the Builder. All retaining walls are to be constructed to compliment the exterior finishes and blend with the landscape, and must not exceed a maximum exposed height of 1.0 metres (3 feet).

Lot grading is to follow the natural contours of the site and be consistent with the subdivision-grading plan. Final grading and loaming of lots must be complete before final inspection. The building grades and site grades, as specified on the Building Grade Plan provided by the Developer, must be strictly adhered, in order to maintain a natural flow to the development. This will minimize impacts on house massing along the street.

LOT DRAINAGE

The Builder shall maintain lot line drainage strictly in accordance with the grading plans as approved by the Town of Chestermere so that they will not interfere with any drainage structures that have been or may be constructed. ***It is an offense under the Town of Chestermere bylaws to discharge overland drainage onto an adjacent lot.*** All surface water is to discharge either to the street or to a concrete swale within the confines of each lot. The Builder acknowledges that more specific drainage requirements may be registered against title.

UNIT SIZES

The minimum-dwelling unit square footage for the three categories of housing in Rainbow Falls are as follows (all areas are footprints only, garages excluded):

R1M LOTS

Bungalow, Split Level:
Two Storey:

1250 square feet main floor, 2 car garage minimum
900 square feet main level, 2 car garage minimum or
1650 square feet combined minimum, 2 car garage minimum

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*** All homes must be designed to fill the lot from side yard setback to side yard setback. It is the discretion of the Developer to allow relaxation of this condition.*

GARAGES & DRIVEWAYS

A minimum of double front attached garages are required on laneless lots. On R1 lots backing onto the pond, a minimum of a three (3) car garage is required. Raised paneled metal or wood doors are encouraged. The use of two single doors is preferred over the use of one double door, but not required. If two single doors are used, they must be separated by a minimum of 1'0" (300mm). Doors should be painted one color, to match the siding color, or a trim color, whichever is lighter. This will minimize the impact the garage door has on the street. Windows in the garage door are encouraged and will be limited to 4 or 6 square windows.

Blocks, which have rear lanes may have, rear attached or detached garages. Rear detached garages shall be sided to match the house with doors painted a complimentary color to match the house siding and trim.

It is important to maintain a close relationship between the bottom of the garage eave line and the top of the garage door, this should be 18" (450mm) maximum when establishing the driveway slope. This relationship can be relaxed with appropriate architectural detailing in the gable of the garage roof if the resulting slope is greater than 10%. All driveways shall be cast in place concrete. A deep tool joint approximately 1.0m from the back of the curb is required on all driveways, this will eliminate damage to driveways as a result of water valve maintenance. Driveway aprons in cul-de-sacs are to be individual to each lot with a landscaped area from the edge of the driveway to the side property line. No driveways shall be poured prior to inspection of the water valve by the builder. Should the builder require the water valve to be adjusted after the driveway has been poured, the builder shall pay for the full amount to fix the valve and reconstruct the driveway.

All driveways must be constructed a minimum of 1.0m away from any shallow utility sites. This includes street lights, transformers, crossings, etc. Should the builder not comply with this condition, they shall be responsible to pay for the cost of adding a bollard next to the shallow utility site in order to protect it from the offending driveway.

FENCING

Rear and side yard fencing will be optional and is to be provided by the homeowner. The fence shall be constructed as per the developers' specifications. Side yard fencing may only extend from the rear property line to the front face of the house and is not permitted beyond the front of the house. Side yard fencing on all corner lots may only extend from the property line to the back of the house.

On the R1 lots backing onto the pond, only four (4) foot chainlink fencing will be permitted. This restriction is in place to prevent any obstruction of views to the pond area.

MATERIALS AND EXTERIOR FINISHES

ROOFING

Acceptable roof material for all lots within the Rainbow Falls development will be asphalt shakes or better. Architectural shingles (25 year minimum) will be an acceptable alternative. Concrete roof tile will be permitted. Black or charcoal unless otherwise approved.

A minimum of a 6/12 roof pitch will be required. Gabled roofs are preferred roof massing types. Long slopes of unbroken roofline will not be accepted.

SOFFITS AND FASCIA

Soffit overhangs will be to a maximum of 24". A 6" (150mm) shadow board is required on all front gables. Roof overhangs will vary depending on the roof pitch, the steeper the roof pitch, the smaller the overhang and visa versa.

CHIMNEYS AND FURNACE FLUES

Chimneys are to be finished with the same exterior siding as the house. The chimney shall be 2'-0" x 2'-0" (600mm x 600mm) with the flue pipe extending above the top of the chimney box to a maximum of 12" (300mm). All chimney and furnace flue pipes should be boxed-out when they are visible from a street or an adjacent open space.

REPETITION

House designs with approximately identical house elevations and exterior color schemes **may not be repeated more than every fourth house on either side of the street.** The design consultant reserves the right to approve or disapprove any color scheme.

EXTERIOR FINISHES

Exterior construction materials are limited to vinyl and hardboard horizontal siding, brick, stucco, and stone. **R1 lots backing onto the pond must have stucco, siding will not be permitted. Plain undecorated designs will not be acceptable. R1M lots backing onto the canal must have detailing around windows and should have battens/smart board detailing. All homes backing onto public areas must have rear yard detailing approved by the developer. Stucco, battens, and a sufficient amount of brick or cultured stone must be approved by the developer. All corner lots require side treatments on all levels. Garage fronts must be 100% treated with cultured stone or brick with two (2) foot returns. A minimum of one (1) treatment is required to the front of the house after the garage.** Decks with a minimum of 120 square feet must be constructed prior to possession of all walk-out homes. Care and attention to style must be visible in all designs, with the extensive use of detail incorporated into all elevations. Design and detail of all trim must be consistent with the selected style. Blue and pink houses will not be permitted.

Brick, cultured stone, stoneware, or such better material approved by the developer is encouraged in the design. Garage fronts must be 100% covered by these materials with two (2) foot returns. Masonry (if used) shall enhance the front of the house, to the extent of thirty percent (30%) total, in such a manner as to give the appearance of a structural element rather than an applied veneer.

Windows are to be of good quality on all houses. All *street facing window openings* are to have 100mm (4") trim board, painted to match all of the other trim. Pre-finished window trim will be acceptable if it is the same color as the trim. Muntin bars or other approved window dressings are required on all windows facing the street, specifically on front and flanking side elevations on corner lots. A repeating decorative element shall be required on front window elevations (i.e. keystones, shutters, etc.).

Houses that are visible to more than one street are to have full elevation treatments on all sides facing streets. On corner lots, houses are to step down to a single storey profile at the corner (i.e. side-split or offset two storey). Full two storey houses are acceptable on corner lots with the appropriate side elevation treatment. Additional interest in the form of a bay or box windows, brick, trim porches, round-headed or other expanded window treatments must be incorporated on all street elevations.

Front doors will be panel doors or approved architectural treated doors. A front door with no windows will be permitted if there is sufficient treatment i.e. sidelights or transom. The door is to match the paint color of the shutters. The front door must face the adjacent street; side entries are acceptable on corner lots only. Additional emphasis in the form of porches, columns, planters, or overhead trellises must be included in the design of the front entrances. Corner lots require side treatments. Porches or columns are to be supported on a properly designed base and not terminated directly into the grass area.

ADDITIONAL GUIDELINES

CUL-DE-SACS

All houses located in cul-de-sacs should be sited in a radiating pattern, rather than parallel to the property line. Rainbow Falls Development Inc. and its' Architectural Coordinator will exercise tighter control on house design coordination in these areas.

REAR ELEVATIONS FOR LOTS BACKING ONTO PUBLIC AREAS

Three storey clear, rear elevations on walkout lots are discouraged. Attention to the roofscape with the use of dormers, second storey setbacks, etc. can be used to reduce the overall building height. Homes that back onto open space will require additional elevation treatment on the second storey; this may include window trim, window dressings, brackets, and decorative treatment in the gables. All decks on walkouts will require 12" stucco posts with crown and bases. Corner rails of the deck should match the 12" posts.

DRIVEWAY GRAVEL

Builders shall be required to gravel driveways after the foundation has been constructed.

DRIVEWAY PADS

Construction of driveway pads outside what is necessary to serve attached garages shall require the builder to apply for a separate development permit from the Town of Chestermere.

HORIZONTAL SEPARATION

A minimum one (1) metre horizontal separation shall be provided between all traveled surfaces (ie. driveways, alleyways, etc.) and above ground utility installations (ie. driveways, alleyways, etc.).

CORNER LOTS

Architectural treatment of corner lots facing public streets or parks shall incorporate side elevations that illustrate symmetry in window placement and size. Random window sizes and placement are unacceptable.

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