

Intent of the Architectural Guidelines for Crestmont Phase 8

These guidelines are written in accordance with the Direct Control Land Use requirements for the area. They are intended for use by builders and home owners.

Crestmont Phase 8 is distinguished from previous phases by its gradual rise up the hillside and the resulting breath-taking views. The views from the slope include the mountains and river panoramas to the west. Phase 8 also has limited access minimizing drive-through traffic and preserving the tranquility of home sites, and the natural vegetation on the slope.

The regional pathway system is also continued into Phase 8, offering a glimpse of the vistas to energetic walkers, hikers and cyclists.

Recognizing the beauty of the aspen forest and slopes, Crestmont Developments Inc. voluntarily donated the 18 treed acres for preservation of them. With a desire to recognize this preservation, the architectural guidelines require certain sensitivity in building form and function within Phase 8.

To ensure harmony of the physical surroundings, variations in setbacks, building heights, orientation and grade levels are considered in the creation of these guidelines. It is desirable to manage and enhance the visual impact of development within the hillside slope by use of architectural guidelines which contemplate housing styles, retaining wall designs and lot grading.

The six distinct architectural styles chosen for Crestmont Phase 8 offer a visual variety along the streetscape and selective choice to homeowners. Within these styles, a range of roof pitches are permitted which will break up the visual mass of downhill buildings from views atop the hillside and for views toward the hillside.

Landscaping is encouraged to enhance the appearance of Phase 8, unify the streetscape and promote compatibility of the development within its natural surroundings. Landscaping is provided by the developer in specific locations within the phase: The design of a sandstone retaining wall along the eastern edge includes the use of natural, local sandstone in a tiered design that showcases naturalized grasses and trees. Rear yard retaining walls where required are also provided by the developer and include a planting design that demonstrates the use of indigenous materials. Each homeowner will also be provided with two trees per lot, wherever possible, given house and utility constraints. Homeowners adjacent to natural areas are encouraged to retain or plant natural vegetation as well. Any remaining landscaping is the homeowner's responsibility.



How to Use The Architectural Guidelines

The home design portions of the architectural guidelines have been separated into two parts: Style Guidelines and General Guidelines. Both include important elements and should be consulted by the builder and designer prior to plan submission.

The Style Guidelines briefly describe each of six particular architectural styles chosen for Crestmont Phase 8. Also included are required elements considered essential to truly create the particular architectural style. Every home in Phase 8 must reflect one of the architectural styles and be true to that style. Homes that do not obviously detail one of these styles will be rejected without further comment.

Consultation with the Architectural Coordinator and / or the internet (using the particular styles as a search term) will provide a better picture of each of these styles and is strongly encouraged. Copyright infringement prevents the inclusion of these pictures in the Guidelines.

The General Guidelines provide general details that are required for every lot and home within Phase 8 regardless of architectural style selected.

Lot design and details are also very important elements in the construction of a home. Specific lots may have different requirements depending on location within the phase. Builders and designers should consult Special Requirement Areas, Retaining Walls & Lot Grading and Fences sections within these guidelines as final approval is dependent on these elements as well.

The Architectural Approval Committee is made up of the Developer and it's Architectural Coordinators. All submissions are reviewed by both prior to release of building grade slip.



Style Guidelines

Arts and Crafts

This Style is Identified by the following General Features:

The roof is generally a low-pitched gable roof with a wide eave overhang. Roof rafters are usually exposed. Decorative beams and braces are common under the gables. Porches are either full or partial width, with the roof supported by tapered square columns. The columns frequently extend to ground level.

Required Details:

Front Door, Entries and Window Detail

Porches are required along the full width of the home.

Double hung windows with window grids in the upper portion of the window in a variety of styles are required. Windows may be single or grouped. Batten detailing is required on all four sides, with flared battens on the sides. The batten detail at the top of the window is frequently more detailed and the bottom batten detail is simple.

Columns

Columns are very important in this style. Columns are required and should have an upper and lower portion in either of two ways:

A flared upper column resting on a larger lower column, the lower column must be clad in full masonry, siding, shingles or stucco. Alternatively, the lower part of the column may be flared and the upper portion of the column may be boxed with a capping detail. The lower column must be clad in full masonry, siding, shingles or stucco.

Roof Style and Details

Minimum roof overhangs of 2'0 are required.

Roof slopes of 6/12 for two storey homes and 7/12 for bungalows are required.

Gable roofs are to be the predominate style of roof used. All gable roof require detail: Shake details, stucco with battens, louvers and/or false brackets are acceptable in the roof gable.

Dormers may be required for variety in the streetscape. The dormer should have a gabled roof.

Style Guidelines

Arts and Crafts

False beams and/or brackets are encouraged as roof supports.

The required roof slope may be relaxed only due to difficulty meeting the Approving Authority's By-Law requirements.

Stone and Brick Details

The exterior is to have a minimum of 30% coverage in masonry, excluding doors and windows. At the base of the front deck masonry cladding is strongly encouraged.

A full front façade of brick or stone will not be approved.

River Rock will be acceptable in earth tone colours. The application of River Rock is very important and will be reviewed by the Architectural Committee on an ongoing basis. If the application is not acceptable, then the approval of River Rock will be discontinued. Stream Stone is not acceptable.

On corner side elevations, fully clad exterior chimneys are strongly encouraged.

Exterior Cladding

Exterior cladding is to be one of Hardi Board siding or stucco.



NOTE: Detailing Variety

Obviously, every Arts and Crafts home is not identical and variations in the streetscape are required. Therefore a variety of detailing, consistent with this style, is required. Approval of the detailing will be subject to the various forms of detailing being used on surroundings homes, especially those homes by the same builder. Areas of the home that this variety of detail is required, but not limited to, are: the window detailing, gable detailing, porch, column, and railing detail, flue detail and roof styles.

NOTE: All Elevations

Windows on all four elevations of the home are to be consistent with the front of the home.

The Architectural Approval Committee has the final approval on any of the above requirements, and at anytime may modify or alter the Guidelines as needed.

Style Guidelines

French Country

This Style is Identified by the following General Features:

French Country homes are recognizable by the roof detail and pitch and comparably simple detailing. Homes have steeply pitched cottage or gable roofs with flared overhanging eaves, or a hip roof with an integral porch that is built in as part of the entry design.

Required Details:

Front Door, Entries and Window Detail

Round arched front porches are required to lead to the entry of these homes.

Batten detailing on all four sides of the window is required. Shutters should be used wherever possible. Vertical double hung or casement windows are required. Window grids are required and may be in a variety of styles. Arched windows are acceptable in this style.

Roof Style and Details

Minimum roof overhangs of 1'0 for this style are required.

Roof slopes of 9/12 to 12/12 are required.

Gable and cottage roofs are required to be the predominate style of roof used.

Copper accented roofs are encouraged. Shadow boards are encouraged.

Turret style detailing is not to be used in the French Country design.

The required roof slope may be relaxed only due to difficulty meeting the Approving Authority's By-Law requirements.

Stone Details

Stone in the Castle or Rubble profiles are allowed. Stone should only be proposed within an element rather than a full façade. For example, stone will not be accepted on just either side of the garage door but would be accepted as cladding for the full front of the garage with the return to the face of the home on the side of the garage. Stonetile may be used for the quoining or trim around the windows, but not full wall detail.

Style Guidelines

French Country

Exterior Cladding

Stucco is to be used for the main cladding. Acrylic stucco is preferred, however a smooth finish is acceptable.



NOTE: Detailing Variety

Obviously, every French Country home is not identical and variations in the streetscape are required. Therefore a variety of detailing, consistent with this style, is required. Approval of the detailing will be subject to the various forms of detailing being used on surroundings homes, especially those homes by the same builder. Areas of the home that this variety of detail is required, but not limited to, are the window detailing, gable detailing, porch, column, and railing detail, flue detail and roof styles.

NOTE: All Elevations

Windows on all four elevations of the home are to be consistent with the front of the home.

The Architectural Approval Committee has the final approval on any of the above requirements, and at anytime may modify or alter the Guidelines as needed.

Style Guidelines

Georgian

This Style is Identified by the following General Features:

The Georgian house is usually a simple one or two storey box with a side gabled roof.

A paneled front door usually centered and capped by an elaborate decorative crown supported by pilasters, usually with a row or small rectangular panes of glass beneath the crown, either within the door or in a transom just above the door typifies the style. Dentil moulding is often used at the cornice. The windows are usually double hung sashes. The windows align in vertical and horizontal symmetrical rows.

This is a *very* symmetrical style.

Required Details:

Front Door, Entries and Window Detail

The front door and entry must include very detailed door surrounds. The façade should be symmetrical in design.

Batten detailing at the windows is to be all four sides. Windows should be taller than wide, prefer vertical double hung or casement style. Window grids are required and windows to be single and in symmetrical rows.

Roof Style and Details

Minimum roof overhangs of 1'0 for this style are required.

Roof slopes of 7/12 or higher are required.

Gable and cottage roofs are to be the predominate style of roof used. Dentil moulding at the soffit line is one of the details that may be used in this style.

Dormers may be required for variety in the streetscape. The dormer should have a gabled roof.

The required roof slope may be relaxed only due to difficulty meeting the Approving Authority's By-Law requirements.

Style Guidelines

Georgian

Stone and Brick Details

Brick is the preferred masonry product, although ledge stone will be accepted. Stonetile may be used as trim detail. The exterior is to have a minimum of 30% in masonry, excluding doors and windows. Full-height brick on the walls is true to style, however, the minimum required is one full height element. Soldier coursing is to be incorporated into the brick application of this home.

Exterior Cladding

Exterior cladding is to be one of Hardi Board siding or stucco.



NOTE: Detailing Variety

Obviously, every Georgian home is not identical and variations in the streetscape are required. Therefore a variety of detailing, consistent with this style, is required. Approval of the detailing will be subject to the various forms of detailing being used on surroundings homes, especially those homes by the same builder. Areas of the home that this variety of detail is required, but not limited to, are the window detailing, gable detailing, porch, column, and railing detail, flue detail and roof styles.

NOTE: All Elevations

Windows on all four elevations of the home are to be consistent with the front of the home.

The Architectural Approval Committee has the final approval on any of the above requirements, and at anytime may modify or alter the Guidelines as needed.

Style Guidelines

Colonial Revival

This Style is Identified by the following General Features:

These residences are simple rectangular designs, commonly known as Foursquare houses, and display rectangular windows. The style is built with hipped roofs, one story porches with slender columns supporting the roof, and simple eaves decoration such as dentil mouldings or modillion blocks, and bracketed cornices.

Colonial Revival homes have symmetrical facades, often with side porches. Homes feature strong entrances and cornices, with double-hung windows featuring multiple panes. Trim is usually painted white.

Required Details:

Front Door, Entries and Window Detail

Strong entrances are true to style: Full width front porches are required on these homes. Simple columns are round with a top and bottom capping detail.

Entrances may be decorated with sidelights, transoms, columns, and pediments.

Double hung windows single and paired with full window grids are required. Bay windows may also be used in this style, with detailing.

Detailing on all four sides of the single window is required. The batten detail to be on the top and bottom of the window when shutters are used.

Roof Style and Details

Roof overhangs to be a minimum of 18" to a maximum of 2'0" for this style. Roof slopes of 6/12 for two storey homes and 7/12 for bungalows are to be used. Gable roofs are to be the predominate style of roof used, and are usually a side gable. Hip roofs are also acceptable.

Gable trims such as shadow boards, dentil moulding, and decorative louvers are required.

Dormers are strongly encouraged.

The required roof slope may be relaxed only due to difficulty meeting the Approving Authority's By-Law requirements.

Stone and Brick Details

The exterior is to have a minimum of 30%, excluding doors and windows, in masonry.

Brick is the preferred masonry product. Full brick fireplaces or flues should be considered in design. Soldier coursing is to be incorporated into the brick application on the homes.

Style Guidelines

Colonial Revival

Exterior Cladding

James Hardi Plank is the material only to be used for the cladding.



NOTE: Detailing Variety

Obviously, every Colonial home is not identical, and variations in the streetscape are required, therefore a variety of detailing, consistent with this style, is required. Approval of the detailing will be subject to the various forms of detailing being used on surroundings homes, especially those homes by the same builder. Areas of the home that this variety of detail is required, but not limited to, are the window detailing, gable detailing, porch, column, and railing detail, flue detail and roof styles.

NOTE: All Elevations

Windows on all four elevations of the home are to be consistent with the front of the home.

The Architectural Approval Committee has the final approval on any of the above requirements, and at anytime may modify or alter the Guidelines as needed.

Style Guidelines

Tudor

This Style is Identified by the following General Features:

These homes have steeply pitched roofs that are typically a side gable. A steeply pitched cross gable dominates the front of the home. Often there is decorative timber detail in the gables. The windows are usually tall and narrow in multiple groups. The shape of the windows is to be square or rectangular but not arched. Massive chimneys are also used.

Required Details:

Front Door, Entries and Window Detail

Integral entry porches are required, that is, the porch is part of the entry design and not an added front deck.

Batten detailing at the windows is to be on all four sides.

Windows should be taller than wide, prefer vertical double hung or casement style.

Window grids are required. Diamond shaped window grids are true to the design but square window grids will be accepted. Perimeter window grids are not to be used.

Roof Style and Details

Minimum roof overhangs of 1'0 for this style are required.

Roof slopes of 9/12 to 12/12 are required. Gable and cottage roofs are required to be the predominate style of roof used.

Turret wall and roofs may be used in the Tudor design.

The required roof slope may be relaxed only due to difficulty meeting the Approving Authority's By-Law requirements.

Stone and Brick Details

Brick or stone are allowed in this style. The first floor is to be full height masonry, including returning the full side of the garage to the front door.

Style Guidelines

Tudor

Exterior Cladding

Stucco is to be used for the cladding.

Decorative timber detailing on both the gables and walls are required. A reduced detailing requirement will be allowed on the sides and rear however, some detailing will still be required on all elevations to carry the theme of the home.

Batten details are to be of wood, not stucco.



NOTE: Detailing Variety

Obviously, every Tudor home is not identical, and variations in the streetscape are required. Therefore, a variety of detailing, consistent with this style, is required. Approval of the detailing will be subject to the various forms of detailing being used on surroundings homes, especially those homes by the same builder. Areas of the home that this variety of detail is required, but not limited to, are the window detailing, gable detailing, porch, column, and railing detail, flue detail and roof styles.

NOTE: All Elevations

Windows on all four elevations of the home are to be consistent with the front of the home.

The Architectural Approval Committee has the final approval on any of the above requirements, and at anytime may modify or alter the Guidelines as needed.

Style Guidelines

Prairie

This Style is Identified by the following General Features:

Prairie style homes are simplistic in their square design. Boxes shaped at varying heights and depths give a unique form. These homes have low pitched roofs, usually hipped, with widely overhanging eaves; two storeys with one story wings or porches; eaves, cornices and façade detailing emphasizing horizontal lines often with massive square porch supports. Frank Lloyd Wright design emphasizes strong horizontal lines. It features a flat or shallow-pitched roof with broad overhangs, bands of casement windows and decorative banding along the exterior walls.

Required Details:

Front Door, Entries and Window Detail

Massive square or rectangular piers of masonry used to support porch roofs are a universal feature of the prairie model.

Double hung windows with window grids in the upper portion of the window in a variety of styles are required. Windows may be single or grouped. Batten detailing at the windows is to be on all four sides.

Window grids are required.

Roof Style and Details

Minimum roof overhangs of 3'0 for this style are required.

Roof slopes of 4/12 or greater are required. Gable and cottage roofs are required to be the predominate style of roof used.

Stone and Brick Details

Brick or stone are allowed in this style.

Style Guidelines

Prairie

Exterior Cladding

Hardi Board siding or Stucco is to be used for the cladding. Contrasting material may be used between floors.

The Prairie style is known for over exposed rafters, and knee braces.



NOTE: Detailing Variety

Obviously, every Prairie home is not identical, and variations in the streetscape are required. Therefore, a variety of detailing, consistent with this style, is required. Approval of the detailing will be subject to the various forms of detailing being used on surroundings homes, especially those homes by the same builder. Areas of the home that this variety of detail is required, but not limited to, are the window detailing, gable detailing, porch, column, and railing detail, flue detail and roof styles.

NOTE: All Elevations

Windows on all four elevations of the home are to be consistent with the front of the home.

The Architectural Approval Committee has the final approval on any of the above requirements, and at anytime may modify or alter the Guidelines as needed.

General Guidelines

The following portion of the guidelines is to be used in conjunction with the Style Guideline (Prairie, Tudor, Craftsman, Colonial Revival, Georgian or French Country) portion of the Architectural Guidelines.

Massing of Homes

The massing of the home is very important, as there is no minimum square footage. Minimum square footage becomes a consideration when appropriate massing is not achieved and some designs may not be approved as a result. Massing is also a consideration from the rear of the home due to the land slope and the visibility of the rear elevation.

The preferred maximum sideyards are 1.5 metres on either side.

Lots 31 through 41, 45 & 46 Block 7

Lots 1 through 5 Block 15

Front Doors and Entries

All front doors should face the street. The front door design should be compatible with the home style chosen. Half wagon wheel or full oval windows in the entry doors are not permitted. Architecturally designed front entry doors will be approved on a house-by-house basis.

Roofs

Wherever possible, rooflines and styles should continue from front elevations to rear elevations, within allowances permitted in the By-law requirements. For example, a main roof with front gable should also have a rear gable in the main roof, provided it does not exceed height by-law. Alternatively, the front could have a cottage roof if the rear requires a cottage roof due to height by-law restrictions.

Only Tudor-style homes are permitted to have turret roofs. If the turret details are retained for other house styles, the roofline must be altered to suit the other style. Note also that the turret will not be approved in a showhome due to the lack of flexibility to adapt the home to other styles. Any adaptation for other home styles will be subject to final approval by the Architectural Approval Committee.

Roofing Material

Architectural shingles i.e. IKO Renaissance, Black Slate in colour; IKO Cambridge, Dual Black in colour or IKO Chateau Dual Black in colour is the required roofing material in Crestmont. Alternate manufactures will be reviewed and approved on a lot-by-lot basis, as long as the shingles are architectural styled and similar in the Black tone. Interlocking and three tab asphalt shingles are not permitted.

General Guidelines

Dormers

Decorative dormers should use real single glazed windows.

Garages

All garages must be minimum attached double garages. Both front-drive and side-drive garages are permitted.

Triple-car front- and side- drive garages are permitted where lot width allows.

Garage locations are indicated on the Building Grade Plan.

For both front- and side- drive garages, the maximum offset from the house sidewall to the garage sidewall is 6'0 or 1.8 meters, except in the case of a pie lots or RR1 lots where a different relation may be considered. The massing of the home from the rear is important due to the slope and visibility of the phase.

Front-drive Double-car & Triple-car Garages

For front drive garages, the minimum acceptable garage width is 20 feet.

The maximum setback from the face of a front drive garage to the face of porch, deck or house, that is, the closest point at the face of house to face of garage, is 10'0" or 3.0 meters.

The intent of the setback is to reduce the street dominance of the garage and increase the visibility of the front entry of the home.

Triple-car garages must be designed with one single and one double bay as a minimum. The minimum width permitted between garage doors is two feet. One bay must be offset from the other by a minimum of two feet.

Double-car garages may be designed with two single doors. The minimum width permitted between garage doors is two feet.

Side-drive Double-car & Triple-car Garages

For side-drive garages, the side facing the street must be a minimum of 22 feet wide.

For side-drive garages, the setback from face of garage to property-line may be reduced to 4.0 metres from the front property line. The side face of the garage must have the same style and level of detail as the front elevation.

Triple-car garages must be designed with one single and one double bay as a minimum. The minimum width permitted between garage doors is two feet. One bay must be offset from the other by a minimum of two feet.

General Guidelines

Double-car garages may be designed with two single doors. The minimum width permitted between garage doors is two feet.

Garage Doors and Driveways

Driveways are to be a minimum width of the face of garage. Driveways and sidewalks are to be a minimum of exposed aggregate. A deep tool joint approximately 2.4 meters from the back of curb is required on the driveway, this will minimize damage to driveways as a result of water valve maintenance. The Architectural Approval Committee will consider a blend of concrete and exposed aggregate or other unique driveway suggestions on a lot-by-lot basis.

Note that driveways, particularly in cul-de-sacs, should be surveyed prior to construction to avoid any crossover into adjacent lots. Every driveway should be contained within its own lot to avoid potential conflicts with neighbors and their property.

Driveway slopes should not be less than 2% or more than 10%.

Driveways must be finished prior to final Architectural Inspection of the home.

Overhead garage doors are to be a minimum of raised panel metal clad and painted to blend with the wall cladding colour. However, if the door design is true to the house design this requirement will be reviewed and may be relaxed.

Windows in the overhead garage door are acceptable but are limited to 4 or 6 square/rectangular windows. If windows are use in the garage door the window trim is to be painted to match the garage door. Sunburst windows in the garage door are not permitted.

The maximum height for overhead garage doors is 8 feet. The maximum distance from top of garage door to under soffit line is 400 mm.

Setbacks

Desired setbacks for individual lots will be determined at the discretion of the Architectural Approval Committee in consideration of two important elements:

- (1) Natural flow from house-to-house and yard-to-yard along the streetscape and
- (2) Grades on individual lots and along the street.

Minimum setbacks for Front, Side and Rear Yards must comply with City By-Laws.

Roof heights

The maximum roof height for Phase 8 of Crestmont is 10 meters for Lots 31 through 41, 45 & 46 Block 7

The maximum roof height for Phase 8 of Crestmont is 11 meters for Lots 1 through 5 Block 15
Reference # Ammendment #LOC2004-0018, Bylaw #75Z2004

General Guidelines

Soffits, Fascias, Gutters and Downspouts

Soffits, fascias, gutters and downspouts may be pre-finished aluminum.

Furnace Flues, Direct Vent Fireplace and Roof Vents

The furnace flue is to be boxed in with a minimum chase of 600mm by 600mm that is clad the same as the main wall cladding, as a minimum. The flue is to extend a maximum of 300mm above the chase.

The direct vent from the fireplace is not to face the street, including the corner lot street side.

All roof vents and flashing to blend with the roof.

House Colours

Colour co-ordination for individual houses will be monitored carefully by the Architectural Approval Committee. Acceptable colours should be in earth, muted or subdued tones with contrasting colours on window frames, trim boards, fascia boards and other small building surfaces in accordance with the architectural style selected. Blue wall cladding; Stucco or Hardi Plank is not an acceptable color.

House colours may not be repeated within four lots of each other. This means that three houses should separate any two houses with the same colours. Houses with similar siding colours may be acceptable adjacent to one another as long as the trim and detail colours are distinctly different.

The Architectural Approval Committee reserves the right to approve or disapprove any colour scheme. As siding style and colours change on an ongoing basis, certain colours and/or styles may be found to be unacceptable: therefore samples of all new colours/styles will be required when application is made.

House Exterior Design and Features

In order to avoid excessive repetition of house plans on any given street in Crestmont, no two houses are to have the same or similar elevations within four lots of one another. This means that three houses with very different elevation treatment are required between two similar looking house elevations.

The elevations will require different massing, window treatment, etc. to be considered distinctly different. Houses directly opposite on the other side of the street will also require different elevations.

The house cladding material, excluding masonry, is to be the same on all four sides.

Masonry

The stone, brick or stoneware is to have a capping detail. The minimum return for masonry is 600mm. Masonry product used on the front elevation must be consistent on the rear elevation.



Special Requirement Areas

Given the topography, all homes in Crestmont Phase 8 will be quite visible. The following list identifies highly visible lots where additional detailing on side, front, and rear elevations is required.

Cul-De-Sacs

All houses located in cul-de-sacs should be sited in a radiating pattern with the front of the garage parallel to the cord. This is preferred, rather than the house and garage being parallel to the property line. The Architectural Approval Committee will exercise tighter control on house design co-ordination in these areas.

Rear Elevations

Three storey clear rear elevations are not permitted. A minimum of a 600mm offset from the face of one floor level to the face of the next floor is required for a minimum of a third of the width of the home. A roofline at the main floor should be included. The *intent* of the guideline is to:

- (1) reduce the vertical look of the home,
- (2) add horizontal elements to the rear elevation and
- (3) to vary the face/ plane of the rear elevation.

The Architectural Approval Committee reserves the right to approve or disapprove any home where the rear elevation does not meet the intent of the guidelines.

The second floor deck is to be built at the same time as the home.

The main floor deck is to be built at the same time as the home when the main floor deck is greater than 1.0 meters above the finished grade. The minimum projection for the main floor deck from the face of the home is 1.2 meters and the minimum length of the deck is 3.0 meters.

All four elevations must be detailed consistently. With the exceptions of corner lots or open spaces, the side elevations will require the minimum batten detail and gable treatments consistently used on the front elevation.

Special Requirement Areas

Corner Lots / MR Lots
Lot 31, 41, & 45 Block 7
Lots 1 & 5 Block 15

Houses on lots visible to more than one street must have a full architectural treatment on the visible elevations. Full two storeys will be reviewed on an individual basis for a corner lot. The direction of the guidelines for corner lots is to: (1) reduce the vertical look of the home on the corner, (2) add horizontal elements to the side and rear elevation and (3) to vary the face/plane of the side and rear elevation. Both street side elevations and rear elevations will require upgraded detail.



Retaining Walls & Lot Grading

All grading, drainage, and required retaining walls are the sole responsibility of the builder. Builders are to review all grades and retaining wall locations prior to any construction. The Phase 8 Building Grade Plan, provided to each builder, clearly indicates lot grades and may include required retaining wall locations based on grades.

All retaining walls shall be constructed to complement the exterior home design and finish, and blend with lot landscaping. Retaining walls are to be made of materials such as natural sandstone, Allan Block, Redi-Rock, Cornerstone or other stone materials that are similar to the Developer-built retaining walls.

Retaining wall stone colours should be in natural tones like tan or dark gray. Light gray is not permitted.

Wood, lava rock, or gabian basket retaining walls are not permitted.

Retaining walls shall be of uniform design and construction to ensure consistency of appearance within the community of Crestmont. The exposed portion of any retaining wall on any given lot should be no higher than 1.2 metres (4 feet). If a higher wall is necessary, a tiered configuration is required with a maximum of 1.2 metres per wall. Maximum slope between walls shall not exceed 3:1 and the distance between walls should be a minimum of 1.2 metres (4 feet) wide.

Builders shall ensure that the plans for the developer-built retaining walls are used in the plot plan and house design at the time of submission. This retaining wall design has been placed on individual lot title. Modifications to the retaining wall are not permitted and maintenance, as required, is the responsibility of the homeowner.

Lot grading is to conform to the Building Grade Plan. Where possible, site slopes should be absorbed within the building massing with use of drive-under garage and multi-level designs.

Final grading and loaming of lots must be completed prior to final inspection. It is very important that building grades and site grades are completed properly to maintain both proper site drainage and the aesthetic aspect affecting the streetscape.



Fences

Backing Onto Open Space

Rear-yard fences backing onto green space are provided by the developer. Fences on open space are designed to be less visually intrusive and are therefore constructed of black chain link. Gate access will be provided onto open space as permitted by the Director of Parks at the City of Calgary.

Construction of side-yard fences is not required however, if desired, is the responsibility of each property owner. Side-yard fences may be constructed to match rear yard fences in either black chain link or wrought iron, or may be constructed of wood. In any case, side yard fences may be a minimum of 1.2 metres (4 feet) in height to a maximum of 1.8 metres (6 feet). If the height of the side-yard fence differs from that of the rear fence, a gradually stepped design is required to integrate the two heights.

If a wood side-yard fence is desired, it should match the other community wood fences in design and colour (see below).

Backing Onto Another Lot

Rear yard fences backing onto other community lots are also provided by the developer in Phase 8. Fences are to be constructed of black wrought iron at 1.8 metres (6 feet) in height.

Construction of side-yard fences is not required however, if desired, is the responsibility of each property owner. Side-yard fences may be constructed to match rear yard fences in either black chain link or wrought iron, or may be constructed of wood. In any case, side yard fences may be a minimum of 1.2 metres (4 feet) in height to a maximum of 1.8 metres (6 feet). If the height of the side-yard fence differs from that of the rear fence, a gradually stepped design is required to integrate the two heights.

The Crestmont wood fence was selected specifically as a simple design that is easily duplicated and available at most home improvement stores. The Crestmont fence colour is a stain that may be obtained from the original supplier at any Cloverdale Paint location listed under *Crestmont*. The stain colour may also be obtained by providing a colour sample to another paint supplier.

Fence Maintenance

All fences backing onto open space or roads are constructed within the homeowner's lot. Maintenance of these fences is required on the part of the property owner for both sides of the fence.

Maintenance of all other fences located on the perimeter of a lot is the responsibility of each property owner for their own side of the fence.



Water Conservation

Water Conservation

Qualico will be launching a program focusing on environmental stewardship and health and wellness. As part of this initiative we have identified water conservation as one of the building blocks in all our communities.

Crestmont is an exciting opportunity and is unique in that we have not applied any strict guidelines but instead have left the door open for you to provide as much variety for your customers but to also take advantage of any unique opportunities that may arise. We ask where possible that you consider using low flow fixtures including faucets, toilets, shower heads and energy star appliances and encourage you to explore new technology like grey water recycling. To demonstrate our commitment to water conservation and to give you a head start each new home you build will be provided a rain barrel and tap timer.



Design Review & Approval Process

In addition to the review and approval requirements of the City of Calgary, Crestmont Developments Inc. has developed an additional review process so that all buildings conform to the planning objectives for the development and these Architectural Guidelines.

A security deposit in the form of a \$\$\$\$\$ letter of credit is required from each builder for Phase 8 and must be provided to Crestmont Developments Inc. prior to request for plan approval and grade slip release. The letter of credit is subject to renewal if required and will be held until a final inspection of the house is complete and when adherence to the guidelines is met.

Design Review Process

Architectural Submissions must be made through our lot management system, Discoverq.ca . All submissions are to be made on-line via discoverq.ca. Access to the program will be limited to authorized builders and their personnel. Training for the program will be provided along with passwords and user names. Passwords/names will be provided by the Qualico Communities' Administrator.

Marissa Elliott
403-212-6317

Once a contract has been signed and sealed along with the deposits received by Qualico Communities Administrator, the Procedure is as follows:

- 1) Salespersons will enter in purchaser/spec information
- 2) Construction supervisor to submit initial inspections with photos on line
- 3) Salespersons may reserve colours
- 4) Design may enter approval
- 5) Approval is sent back to design digitally
- 6) Final Inspection is then entered when completed
(Approximately 244 days)

The architectural submissions are to be submitted in a PDF format. A complete set of construction house plans along with a complete plot plan will be required. (Submitted as two separate files)

Plot plan drawn to scale (1:200 metric) will require the following information;

- All corner lot grades
- Right of Ways(ROW), and easement locations
- Lot dimensions
- Location of all surface furniture
- Proposed landscape grades at all corners of the house along with the garage and side grades
- Proposed percentages, drainage patterns, swales for the front, side and rear yards

- Proposed Actual Top of Footings, (ATF), Subfloor (SF), Under Subfloor(USF), Lowest Top of Footings(LTF), and Ponding Elevations (MG-RMG) if affected
- Driveway and parking pad - (along with the material choice)

House approval forms are now on line through the Discover Q program. The Builder/personnel will be required to fill all fields in prior to proceeding with the approval process. If fields are not completed, approval will not be accepted.

The Architectural Design Committee reserves the right to revise these guidelines from time to time. The Committee reserves the right to refuse a colour combination, the house siting, house detail, and/or house style if it does not coordinate within the area, as per the committee's standards.

Need Help with Approvals?:

QC's Architectural Assurance Committee is available to assist builders with their Architectural Approval. General questions that may arise during the Approval process or questions regarding colours, plotting etc. should be directed to the Architectural Assurance Committee through the Architectural Assurance Coordinator.

