

RIVERSTONE
DESIGN AND DEVELOPMENT GUIDELINES



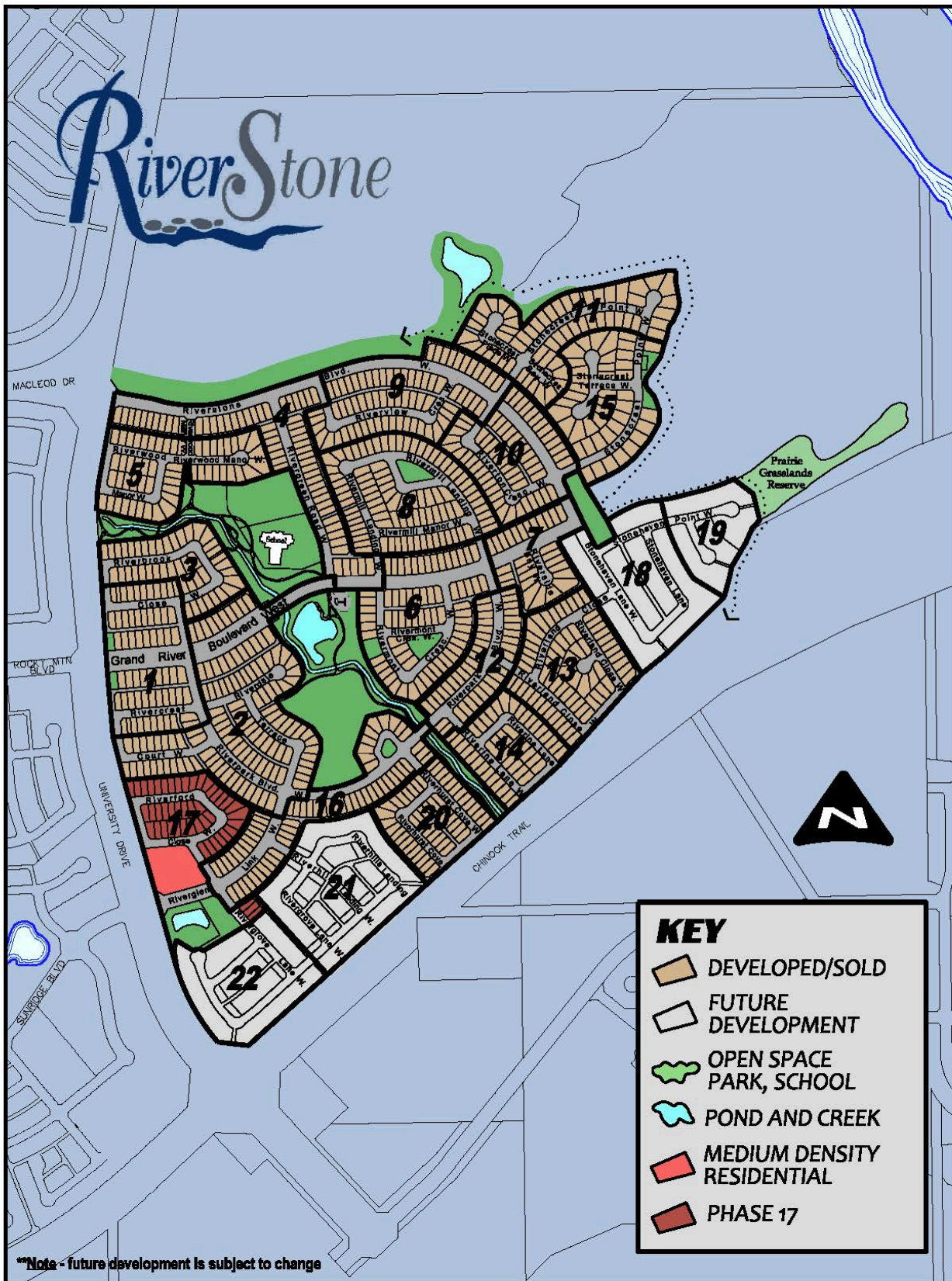
CITY OF
Lethbridge

Phase 17
2016

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RiverStone Phase 17 – Location Overview Plan



SCHEDULE 'A'

This addendum forms part of the Option to Purchase Agreement dated the _____ day of _____ 20 ____

Legal Description Lot _____ Block _____ Plan _____

Municipal Address _____ Lethbridge, AB

The RiverStone Design and Development Guidelines have been prepared for the interest of **Purchasers** of lots in the RiverStone subdivision. The guidelines are intended to articulate procedures and requirements applicable to the development of all property within the RiverStone subdivision.

The word '**Purchaser**' is used herein to mean the lot owner or party having possession of the lot, or a contractor or anyone acting on behalf of the lot owner.

The term '**Developer**' used in this document refers to the City of Lethbridge or its successors.

The term '**Guideline Review Consultant**' used in this document refers to Goss Architectural Design Group:

Goss Architectural Design Group
1, 321A - 6 Street South
Lethbridge, Alberta T1J 2C7
Phone: 403 329 1695 Fax: 403 329 1699
gadg@bellnet.ca

Any Purchaser requiring clarification of these Guidelines should contact the Guideline Review Consultant.

Compliance with the RiverStone Design and Development Guidelines is mandatory in accordance with the Terms and Conditions of each Option to Purchase Agreement. Any deviation from the procedures and requirements detailed herein must be authorized in writing by the **Guideline Review Consultant**. The **Purchaser** acknowledges that they are fully responsible for any costs associated with the same and the **Purchaser** shall indemnify and save the **Developer and Guideline Review Consultant** harmless of any costs or damages.

Conformity with these Guidelines does not supersede the required approval process of the City of Lethbridge, nor requirements in all applicable municipal or provincial building codes, bylaws and standards.

Notwithstanding any statement or drawing in these Guidelines, the **Developer** or the **Guideline Review Consultant** reserves the right of final approval of the exterior design and site work of all houses in RiverStone, and to alter these Guidelines without notice.

I HEREBY ACKNOWLEDGE receipt of a copy of the 'RiverStone Design and Development Guidelines' and agree to abide by them, and I hereby charge the herein described lands with the said Option to Purchase Agreement and these Guidelines.

PURCHASER

WITNESS

THE COMMUNITY OF RIVERSTONE

The RiverStone Community Design and Development Guidelines have been prepared in the interest of Purchasers of lots in the RiverStone Community. The Guidelines are a means by which quality development can be achieved in the community, protecting the project for the City of Lethbridge, and in turn ensuring the protection of the investment by future buyers.

The Guidelines are intended to provide a framework and a working palette that ensures compatible character throughout the community.

The overall theme of RiverStone has been built on the foundation of the 'Arts and Crafts' or 'Craftsman' style.

It is important to incorporate colour schemes and high quality finishing materials that blend with the existing community and compliment the natural beauty of the river valley.

SITE PLANNING, LANDSCAPING AND ARCHITECTURAL GUIDELINES

1. Site Planning

The Guideline Review Consultant shall ensure that there is a smooth transition between adjacent house styles. Overall massing and street form will be factored into the site planning assessment. House designs with approximately identical elevations adjacent to each other shall incorporate appropriate variations in exterior elevations to avoid 'look alike' appearances. Identical designs will not be allowed on adjacent lots. The Purchaser shall consult with the Guideline Review Consultant prior to commencing with the house design phase.

2. House Styles and Sizes

The following are acceptable house styles and minimum floor areas. Garages, Covered Decks/Verandas are not included in the floor area calculations.

Meadowlands Bungalow Lots

Block 5, Lots 51-61

- Conventional Bungalow or Bi-level, and Walkout Bungalow or Bi-level minimum floor area 100 m² (1100 ft²).
- Bonus rooms are **not** permitted.

All Remaining Meadowlands Lots Block 5, Lots 37-50, Block 28, Lots 11, 12 & 13 and Block 32, Lots 1-19

- Conventional Bungalow, Bi-level, Side split, Back Split or Split Entry, minimum floor area 100 m² (1100 ft²).
- Two storey, minimum floor area 130 m² (1400 ft²).
- Bonus rooms are permitted

Note: The Guideline Review Consultant may approve houses slightly below these minimums provided the house provides high quality style, curb appeal and massing.

3. Uses

- Please refer to the current City of Lethbridge Land Use Bylaw.
- The zoning of Block 32, Lots 1-19, Block 5, Lots 38-61 and Block 28, Lots 11,12 & 13 are *R-CL, Comprehensively Planned Low Density Residential*.
- The zoning of Block 5, Lot 37 is *R-M, Comprehensively Planned Mixed Density Residential*, a secondary suite is permitted.

4. Home Designs

The Guideline Review Consultant will assess each design on its adherence to the general rules and approved materials within these guidelines. Individual house designs should also respect the unique features of each lot with respect to view, orientation, access, sun angles, integration of indoor and outdoor space, tree cover and relationship to street, neighbouring homes and grading. Site planning and house design shall minimize overview and overshadowing of neighbours.

The use of any type of shipping container for a home or accessory building construction is not permitted. Shipping containers that are reusable transport and storage units constructed of various materials such as wood, metal or plastic. These units are specifically designed for moving products and raw materials between domestic locations or countries.

Note: The Guideline Review Consultant reserves the right to refuse a design that he considers incompatible with the design objectives of the subdivision.

5. Setbacks and Maximum Parcel Coverage

All setbacks and maximum parcel coverage shall be as set out in the current City of Lethbridge Land Use Bylaw.

Minimum Setbacks – Principal Building

- Short Front Setback 4.5 metres
- Flankage Front Setback 3.0 metres (flankage easement along street)
- Side Yard 1.2 metres
- Rear Yard 3.0 metres

Minimum Setbacks – Accessory Building

- To Principal Building 1.2 metres
- Side Yard 0.6 metres
- Rear Yard 0.6 metres

Maximum Parcel Coverage – 45% of the gross area

- Parcel coverage includes garage, house, accessory buildings and covered or uncovered decks

6. Driveways

Driveway locations are shown on the Lot Information Plan.

Front driveways shall be off-set from the side yard property line a minimum 1200 mm (48 inches) to allow for landscaping as described in item 14 Landscaping.

Driveways shall not extend beyond the width of the garage and be constructed utilizing any of the following:

- poured concrete with an exposed aggregate finish.
- concrete paving stones.
- dyed and stamped concrete.
- poured concrete broom finish.
- colours shall be approved by the Guideline Review Consultant.

7. Garages

General

All homes shall have either a front or rear garage but not both with the exception of some lane lots where two garages are permitted.

Garages shall be built concurrently with the house on the same lot.

Garages that are disproportionally large relative to the home and/or lot may be rejected at the discretion of the Guideline Review Consultant

As an optional feature, when a front attached garage has two vehicle doors, the front garage walls/doors may be offset 600 mm (24 inches).

Front Garage Size

Lot widths shall be measured along the front property line.

For lot widths greater than 11 metres (36.09 ft):

- the front garage shall be a double bay attached garage.

For lot widths less than 11 metres (36.09 ft):

- the front garage shall be a single or double bay attached garage.

Rear Garages

Rear garages may be a single or double bay attached or detached garage and may be located on either side of the lot.

Two Garage Lots

Two garages are permitted on Block 5, Lots 42-45 as shown on the Lot Information Plan. One front attached garage plus one rear attached or detached garage for a maximum of four bays is permitted.

Garages (continued)

Garage Finishes

Garage finishes shall be consistent in massing, roof form, scale, materials and detailing with the balance of the house.

Garages must be finished with carriage style or other decorative doors to compliment the main entrance to the house.

Bonus Rooms above Garages

Where bonus rooms are allowed the setback shall be a minimum of 1500 mm (60 inches) from the front wall of the garage.

Non-Permitted Items

- front detached garage.
- front parking pad.
- triple bay garage.
- carport.

8. Sidewalks

Front and side walkways are to be complimentary with the driveway material selected.

The approved materials include:

- poured concrete with an exposed aggregate finish.
- concrete paving stones.
- dyed and/or stamped concrete.
- poured concrete with broom finish.

Gravel, red shale, asphalt paved or pre-cast concrete slab walkways are **not permitted** at the front or side of the home.

9. Roof Slope and Materials

House primary and accent roof slopes shall be 4/12 minimum to 8/12 maximum, except for the Walkout Bungalows, Block 5, Lots 51-61, where a 4/12 minimum to 5/12 maximum slope shall be maintain on primary and accent roofs.

Garages and accessory building roof slopes shall match the house roof slope, as close as possible.

Acceptable roof materials are architectural asphalt shingles*, concrete or clay tiles, cedar wood shingles and shakes, slate tiles or fibre cement shingles.

Copper or prefinished metal standing seam roof materials may be used as accent roofs on house, garage and accessory buildings. A complete metal roof is not acceptable. The colour and materials shall be compatible with the colours and materials of other exterior finishes and materials.

Tar & gravel roofing, and rolled roofing are not acceptable.

Note: An architectural asphalt shingle is defined as a decorative shingle which simulates the appearance of a clay tile or wood shingle by incorporating a scalloped bottom edge and/or a textured 3-dimensional appearance.

10. Materials and Colours

Acceptable exterior finishes are limited to:

- Wood siding and battens.
- Standard smooth finish stucco.
- Fibre cement board.
- Vinyl siding.
- Acrylic stucco, deeply pigmented and smoothly finished in combination with accent materials.

Accent materials (stone or brick) shall be used as accent finishes and shall cover a minimum of 30% of the front elevation and shall blend to create a uniform look of the front elevation. The complimentary finish shall wrap around each side elevation to the next wall offset or to a minimum of 600 mm (24 inches).

Stucco finished houses will be reviewed on their individual merit and will not be approved without stone, brick or siding accents.

Acceptable colours are natural earth hues of brown, red, green or blue. No bright colours will be approved.

11. Entries

Front entrance doors should be fully visible and parallel to the front street and must be developed to incorporate human scale. Human scale is achieved with the use of front veranda, porches, arbours and long sloping eaves. Finishing should be consistent and blend with the front of the house.

Front entrance doors must compliment the exterior colours of your home.

Single doors incorporating sidelights and transoms are desirable.

Front porches and verandas are highly recommended as a welcoming feature signifying the main entrance to the house. One storey verandas shall extend fully or partially along the street elevation and shall allow for a functioning sitting area, minimum of 1200 x 1800 mm (48 x 72 inches). Veranda bases and stairs shall be fully enclosed or skirted with materials complementing the house exterior, preferred materials include ledge stone, brick and river rock.

Columns are to be built up to a minimum size of 300 x 300 mm (12 x 12 inches) and should be designed to complement or add detailing to the home.

The floor level closest in elevation to the finished front grade must be the house entry level, and must not exceed 1000 mm (39 inches) above the finished front grade. Split Entry house designs may not have a stair landing level more than 600 mm (24 inches) above the finished front grade.

Note: Exceptions to the floor level requirement shall be at the discretion of the Guideline Review Consultant.

Angled Entries

Angled front entrance doors may be accepted only on corner lots, and:

- the maximum angle from the front street is 45 degrees.
- additional aesthetic features creating increased curb appeal are required as approved by the Guideline Review Consultant.
- shall not be recessed.

12. Eaves and Overhangs

Eaves widths may vary from a minimum of 400 - 1200 mm (16 - 48 inches). Sheltering overhangs complimenting long sloping roof lines should be considered in the house design.

The use of decorative trim boards, faux beam ends and brackets on the face of the eave below the soffit are encouraged.

Fascia, soffit, flashing and trim are to be prefinished metal to complement the main body colour of the house. Fibre cement board is a viable alternative for fascia and soffit material.

Prefinished metal eaves trough and downspouts are required.

13. Detail Features of the Craftsman Style

Base Treatment

Houses traditionally set on a solid horizontal 'skirt' or 'base' such as fieldstone, brick, river rock, anchoring the house to the landscape, often partially projecting beyond the siding above.

Windows

Traditional windows include awning, casement or double hung. Use of feature windows that are multi-paned is encouraged. Windows of the Craftsman style have a horizontal emphasis.

Chimneys

These are an important expressive vertical element of the Craftsman style. Generally, they are massive, and are to be dressed in material contrasting with the main siding material.

Siding

In addition to the exterior finishes described under Section 9 'Materials and Colours' the Craftsman style has an emphasis on narrow, horizontal, 100 mm (4 inch) profile siding.

Note: The Guideline Review Consultant will review each design to assess other practical Craftsman Style opportunities.

14. Landscaping

A landscaping plan must be included with the house plans submitted for review and approval by the Guideline Review Consultant.

Within **eighteen months** following the issuance of the Building Permit, the lot shall be fully landscaped.

Front driveways shall not extend beyond the width of the garage and shall be off-set from the side yard property line a minimum 1200 mm (48 inches) to allow for landscaping. If the off-set is greater than 1200 mm the landscaping shall be irrigated sod.

- **Sod Requirements**

The majority, 75% or more, of the front yard landscape area shall be irrigated sod. All corner lot side yard boulevards (fence to curb) must be 100% irrigated sod.

Rear yards must have a minimum of 150 mm (6 inches) of topsoil. All front and side yard landscaping shall be maintained by the Purchaser.

- **Front Yard Trees**

Trees: one tree meeting the specific requirements stipulated as follows must be planted in the front yard:

- One deciduous tree of 40 mm (1½ inches) calliper (diameter) measured 300 mm (12 inches) above the finished grade, or one coniferous tree 1500 mm (60 inches) in height, measured from the top of the root ball to the tip of the leader.

Shrubs: a variety of deciduous or coniferous shrubs may be substituted if trees are not desired.

- At the discretion of the Guideline Review Consultant the substitution ratio is five shrubs per tree. The shrub sizes shall be minimum two gallon containers.

Additional Landscaping

The RiverStone landscape theme is traditional irrigated landscaping, consisting of irrigated sod, trees, shrubs and flowers. Additional landscaping will be considered as long as it does not alter the irrigation theme of RiverStone.

Additional landscaping refers to added landscape features such as; large boulders, trees, shrubs, timbers, planters, paving stone edging and etc.

Additional landscaping must be shown on the landscape plan and will be reviewed at the time of the house plan review. The landscape plan must be approved prior to release of the plans back to the submitter.

Note: Substituting the irrigated sod with ground covers like 3/4" washed gravel, pea gravel, lava rock, limestone and other Xeriscaping materials are not acceptable forms of additional landscaping.

15. Fences

The Developer may provide project fencing at key community entry points, on corner lots or the rear of lots backing onto a park, walkway or rear drainage swale.

Project fencing will be protected by a Restrictive Covenant registered on title of lots affected. The Purchaser shall be responsible for maintenance of his/her portion of the project fence and swale where applicable. Side yard fencing is the responsibility of the Purchaser and must be built in conformance with the Land Use Bylaw and general principles of the Design and Development guidelines. **Side yard fencing facing the street on corner lots, Blk 32 - Lots 1,9,10 & 19 and Blk 5 - Lot 37, is required to be complete for inspection at the same time as the house inspection performed by the Guideline Review Consultant.**

Proposed fences designs must be included with the house plans submitted for review to the Guideline Review Consultant.

Fence heights shall be built in accordance with the City of Lethbridge Land Use Bylaw.

Acceptable building materials include:

- cedar.
- decorative concrete block, stone or brick.
- decorative vinyl.
- pressure treated wood.
- wrought iron with stone or brick posts.
- or approved other.

16. Corner Lots

Bungalows are preferred on corner lots. Both street elevations shall be designed as 'front' elevations.

Where two storey elevations are used, the side elevation must be treated with the same level of detail as the front elevation.

Roof planes must wrap around building faces on both street exposures. Principle roof planes must slope toward both street frontages.

GENERAL REQUIREMENTS

Landscape Elements

All landscaping provided by the Developer shall not be removed or changed. The Purchaser shall maintain, in good condition, all landscaping including front and side yard boulevards where applicable.

Exterior Finishes

The exterior finishes of any home shall not be changed for a period of three years from the date of release of the security deposit.

Building Commitment

Construction of the house must be started within **one** year from the date of the closing of the Option to Purchase Agreement from the City of Lethbridge. Within **eighteen** months following the issuance of the Building Permit, the lot shall be fully landscaped.

Site Design Requirements

The Purchaser shall insure that the layout of the house, landscaping, driveway location, fences, etc. do not conflict with any City of Lethbridge street furniture (street lights, transformers, utility pedestals, fire hydrants, etc.). If a conflict occurs it shall be the responsibility of the Purchaser to mitigate and pay all cost for correction of the problem.

APPROVAL PROCESS

These Guidelines are the mechanism to assure a high level of quality design in RiverStone. The Guidelines summarize design philosophy and direction for the community of RiverStone. The intent is to ensure an affordable and quality living environment with a consistent and identifiable image, yet one which also offers variety and choice to the individual buyer.

Applicants may provide alternative details to those outlined in these Guidelines, however, they must demonstrate that the conformity to the overall community objectives for the quality of the community are satisfied. Any changes by applicants from the guidelines must be reviewed and approved in writing by the Guideline Review Consultant. Notwithstanding any statement or drawing in this document, the Developer reserves the right to alter these guidelines without notice.

SECURITY DEPOSIT

The Developer shall retain a security deposit at the time of the lot purchase, all or part of which may be applied to remedy deficiencies as a result of non-conformance with the guidelines. Interest will not be paid on this deposit. If the Purchaser does not comply with the requirements as specified herein, the Developer may correct any deficiencies and recover the costs of these deficiencies from the Purchaser.

The deposit will be held by the Developer until such time as the **Final Inspection** has been carried out and adherence to the Guidelines established through written confirmation from the Guideline Review Consultant. This involves completion of your home, fence (as noted in section 14) and front yard landscaping.

SUBMISSION and INSPECTION REQUIREMENTS

All plans will be submitted to the Guideline Review Consultant for approval prior to commencement of the application for a Building Permit.

The Guideline Review Consultant will review the submission based on the adherence of the plans to these Design and Development Guidelines and the lot design grades. Upon release of the approved plans and grade slip the submitter can make application to the City of Lethbridge, Development Services Department for a Building Permit. When construction is complete the submitter shall contact the Guideline Review Consultant for an inspection.

Incomplete submissions will be returned to the submitter. Should a partial review of applications be required, the Guideline Review Consultant shall be reimbursed by the submitter for the time and expenses incurred by the Guideline Review Consultant.

Submission to Guideline Review Consultant

Submissions to the Guideline Review Consultant shall include the following information. Once the review is complete the information will be emailed back to the submitter or a call will be made for pickup of the hard copy documents.

- Submit one digital PDF or CAD file of all the plans and drawings (PDF is preferred). The digital file will ensure accurate measurements required during the review process. If the submission is incomplete it will be refused and must be resubmitted. The digital file shall include;
 - a site plan (the drawing scale shall be metric).
 - all floor plans.
 - all building elevations.
 - one full building cross-section showing floor to floor height variances.
 - a site plan showing landscaping and complete fence details.
 - a front elevation (drawing scale shall be 1/8"=1'-0"), notes on this drawing are not required.
 - all street furniture (street lights, transformers, utility pedestals, fire hydrants, etc) shall be shown on the site plan.

- It is the submitters' responsibility to make copies of the approved forms, plans and any supporting documentation as required by the City of Lethbridge, Development Services for a Building Permit.

SUBMISSION and INSPECTION REQUIREMENTS (continued)

Inspection

- When construction is complete including the exterior finishes, landscaping and fencing the submitter shall email the Guideline Review Consultant for placement of their name on the inspection list.
- The email to the Guideline Review Consultant shall include a photograph of the front elevation of the home which shall capture all features on the front of the home and the landscaping i.e. tree, sod, etc.
- It is important to clearly identify in the email, the subdivision and phase, municipal address, lot and block of the home (legal description).
- If the Guideline Review Consultant arrives on site to inspect the home, and the home is not ready, the second and subsequent inspections will be billed directly to the owner/builder.

Note: All dimensions must be in metric and have the imperial equivalent indicated. Approval of any and all house plans shall be at the sole discretion of the Guideline Review Consultant. Any changes by builders must be submitted to the Guideline Review Consultant and approved in writing by both parties.

CONSTRUCTION

Survey & Building Grades

An Alberta Land Surveyor has installed iron survey posts for each lot. These are to be protected during the course of construction. If it is required to replace missing or damaged iron posts, it must be performed by an Alberta Land Surveyor. The cost of replacement shall be at the expense of the Purchaser.

Building grades shall be set by the Guideline Review Consultant on the plot plan and will be controlled by the elevation of deep utilities and streetscape planning. Final approval of the building grades rests with the City of Lethbridge. It is the responsibility of the Purchaser to ensure adequate drainage of the property.

Retaining walls shall be avoided whenever possible, but if required, all costs are the responsibility of the purchaser. In no case shall retaining walls exceed 1200 mm (48 inches) in height and any exposed concrete over 600 mm (24 inches) shall be architecturally textured.

Lots are to be graded by the Purchaser to conform to the lot design grades prepared by the Guideline Review Consultant and approved by the City of Lethbridge. The Purchaser is responsible to ensure that the lot grading and drainage complies with the policies of the City of Lethbridge. All lot grading certificates must be prepared at the Purchaser's sole cost. Confirmation of final grade approval by the City of Lethbridge in the form of an approved final lot grading certificate must be provided to the Guideline Review Consultant prior to the release of the performance and damage deposit. If there are any deviations from the lot design grades, the responsibility to rectify the problem shall be at the sole cost of the Purchaser.

Location of Utilities

The City of Lethbridge has serviced RiverStone with deep and shallow utilities. The location of deep utilities (water, storm, sewer and sanitary sewer) is indicated on the Grade Slip obtained from the Guideline Review Consultant, subject to City of Lethbridge approval. The location of shallow utilities (City Electrical, Atco, Telus and Shaw) should be confirmed with the particular utility involved.

Construction Site Maintenance

During the course of construction, the Purchaser is responsible for the orderly condition of the building site. Construction debris shall be disposed of as soon as reasonably possible, and not allowed to accumulate on the site. Failure to do so will result in the Purchaser incurring costs for the City of Lethbridge to perform the necessary site cleaning.

CONSTRUCTION (continued)

Disposal of Surplus Material

The Purchaser/Contractor is required to keep excavated materials within the perimeter of the building site. Surplus fill materials, i.e. clay, shall be disposed of as directed by the Developer. The Purchaser/Contractor is responsible for the removal of any other excess materials from the building site to an appropriate landfill or recycling facility.

Prevention of Damage and Repair of Damaged Work

The **Purchaser/Contractor** is required to take precautions and prevent damage to installed improvements. Purchaser/Contractor will be responsible for all costs associated with repairing damages.

The Purchaser/Contractor shall:

- Protect sidewalks, curbs, gutters, water valves, etc., when vehicle access to the site is necessary.
- Keep road in front of the lot clean during construction and keep catch basins in front of lot clear of debris and in working order at all times.
- Protect parks and open space backing onto lots to ensure that no soil, silt or other construction debris is washed, thrown or blown onto the park.
- Record and report any damage to installed works together with the identity of the party causing the damage.
- Purchaser/Contractors are reminded that any repair to damaged installed services will be at their cost if:
 - the cause of the damage is unknown.
 - the identity of the party causing the damage is unknown.
 - the party causing the damage does not pay for the repair for any reason.

Any damage to installed improvements noticed prior to construction must be identified to the City Lethbridge Real Estate and Land Department at the time of discovery.

INTERPRETATION AND ENFORCEMENT OF DESIGN AND DEVELOPMENT GUIDELINES

All homes must be constructed in accordance with the approved application. The Guideline Review Consultant may carry out periodic on-site inspections during construction to ensure compliance with approved plans. The Guideline Review Consultant or representative shall be allowed access to inspect each house for conformance with the approved architectural and landscape plans. A 'stop-work' order may be issued if non-compliance with the guidelines is discovered at any stage of construction. Modification may be requested in writing to accommodate changes related to actual conditions. If additional site inspections are required to resolve non-compliance issues, the Developer and/or the Guideline Review Consultant shall be reimbursed by the Purchaser for costs incurred to bring the house to conformance.

If the Purchaser has not achieved compliance within the timeframe of the "Building Commitment" clause stated within the General Requirements, then at the sole discretion of the Developer, the amount of the security deposit shall be forfeited to the Developer and the Developer shall be at liberty to pursue legal action for any deficiencies arising from the Purchaser's non-compliance with the RiverStone Design and Development Guidelines.

The Purchaser may appeal the decision of the Guideline Review Consultant for variance of the approved Guidelines. An appeal shall be in writing to the Guideline Review Consultant. Upon receipt of an appeal, the Guideline Review Consultant shall review the information with the Developer and then set up a meeting with the Architectural Committee. The Architectural Committee will consist of the Purchaser, the Guideline Review Consultant and the Developer.

The Purchaser acknowledges that the house plan approval is provided as a service and that the Developer or the Guideline Review Consultant assumes no responsibility for the accuracy of the information provided or for any losses or damages resulting from use thereof.

Upon compliance with the requirements of the Design and Development Guidelines, the Guidelines shall be in effect for a period of **three** years after the release of the security deposit.

Craftsman Style

Craftsman Style (1905-1930) is the first step toward the modern Ranch home in several senses. The house layout emphasises the horizontal rather than multiple stories, and the philosophy is very middle class in a contemporary sense without space for maids and servants. The “man” of the house still had the library, but the “women’s” workspace became more functional, and the fireplace or the hearth became the family centre to a degree that was almost mythical.

The Craftsman bungalow is typically one to one-and-a-half stories, with a long sloping roof line and a wide, sheltering overhang that makes the house appear to nestle into the earth. This tie to the earth is often exaggerated by using a foundation and porch pillars that broaden at the base. The porch is wide enough to feel like an outside room. The woodwork is still heavy and dark, but is usually square or simple rather than ornately built-up in layers or with gingerbread and spindles as in Victorian times. High style and less derivative versions of the Bungalow often have beamed ceilings, oak wainscoting in the dining room, built-in buffets with band wrought iron or dark-painted brass hardware, “cosy” yellow lanterns hanging from the ceiling wood work or as scones on the porch or hallway halls.

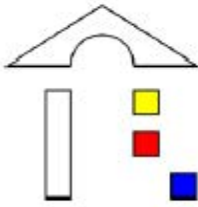
Since the fireplace and hearth were so important as the centre of the home and family, it received special attention. Made of brick, tile or rustic river stone the fireplace was often framed by symmetric bookshelves or even benches to create a cozy inglenook.

Arts and Crafts, or Craftsman houses have many of these features:

- Wood, stone, or stucco siding.
- Low-pitched roof.
- Wide eaves with triangular brackets.
- Exposed roof rafters.
- Porch with thick square or round columns.
- Stone porch supports.
- Exterior chimney made with stone.
- Open floor plans; few hallways.
- Numerous windows.
- Some windows with stained or leaded glass.
- Beamed ceilings.
- Dark wood wainscoting and mouldings.
- Built-in cabinets, shelves, and seating.
- Entrance at human scale.

Link: <http://www.houzz.com/ideabooks/2349556/list/american-architecture-the-elements-of-craftsman-style>

Craftsman Style



GOSS ARCHITECTURAL DESIGN GROUP

#1 - 321A, 6th Street South ■ Lethbridge, Alberta ■ T1J 2C7
Telephone: (403) 329-1695 ■ Facsimile: (403) 329-1699
e-mail: gadg@bellnet.ca ■



BRADLEY T. GOSS, ARCHITECT, AAA, Principal

Member of the Alberta Association of Architects



IMPORTANT CONTACT NUMBERS

Goss Architectural Design Group

1, 321A - 6th Street South
Lethbridge, Alberta T1J 2C7
Phone: 403-329-1695
Fax: 403-329-1699
gadg@bellnet.ca

Front Desk/Reception

Real Estate & Land Development
City Hall, 2nd Floor, 910 - 4th Avenue South
Lethbridge, Alberta T1J 0P6
Phone: 403-320-3905
Fax: 403-320-4259
land@lethbridge.ca

Michael Kelly, Manager

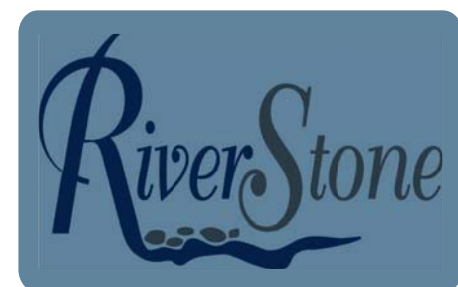
Real Estate & Land Development
City Hall, 2nd Floor, 910 - 4th Avenue South
Lethbridge, Alberta T1J 0P6
Phone: 403-320-3194
Fax: 403-320-4259
michael.kelly@lethbridge.ca

Alberta One-Call (prior to any excavation, i.e. landscaping, fencing, etc.)

www.albertaonecall.com

LEGEND

- 316 House Number
- BLK 7** Block Number
- 33 Lot Number
- 12.40 Lot Dimension (metres)
- Concrete Swale
- ⊠ Stone Pillar Fence
- Street Light
- Transformer
- Utility Pedestal
- Hydrant
- D** Driveway/Garage Location
- ▭ Meadowlands Lots
- ▭ Meadowlands Lots Bungalow or Bi-level
- ▭ Meadowlands Lot Suite Permitted
- ▭ Meadowlands Lots Front and Rear Garages Permitted



NOTE: This plan is illustrative only. It is intended solely for marketing/information purposes, and is compiled with the best information at the time of issue. All utility locations and lot dimensions are preliminary and subject to change. Not to be used for construction. Future development is subject to change.