

RIVERSTONE
DESIGN AND DEVELOPMENT GUIDELINES



CITY OF
Lethbridge

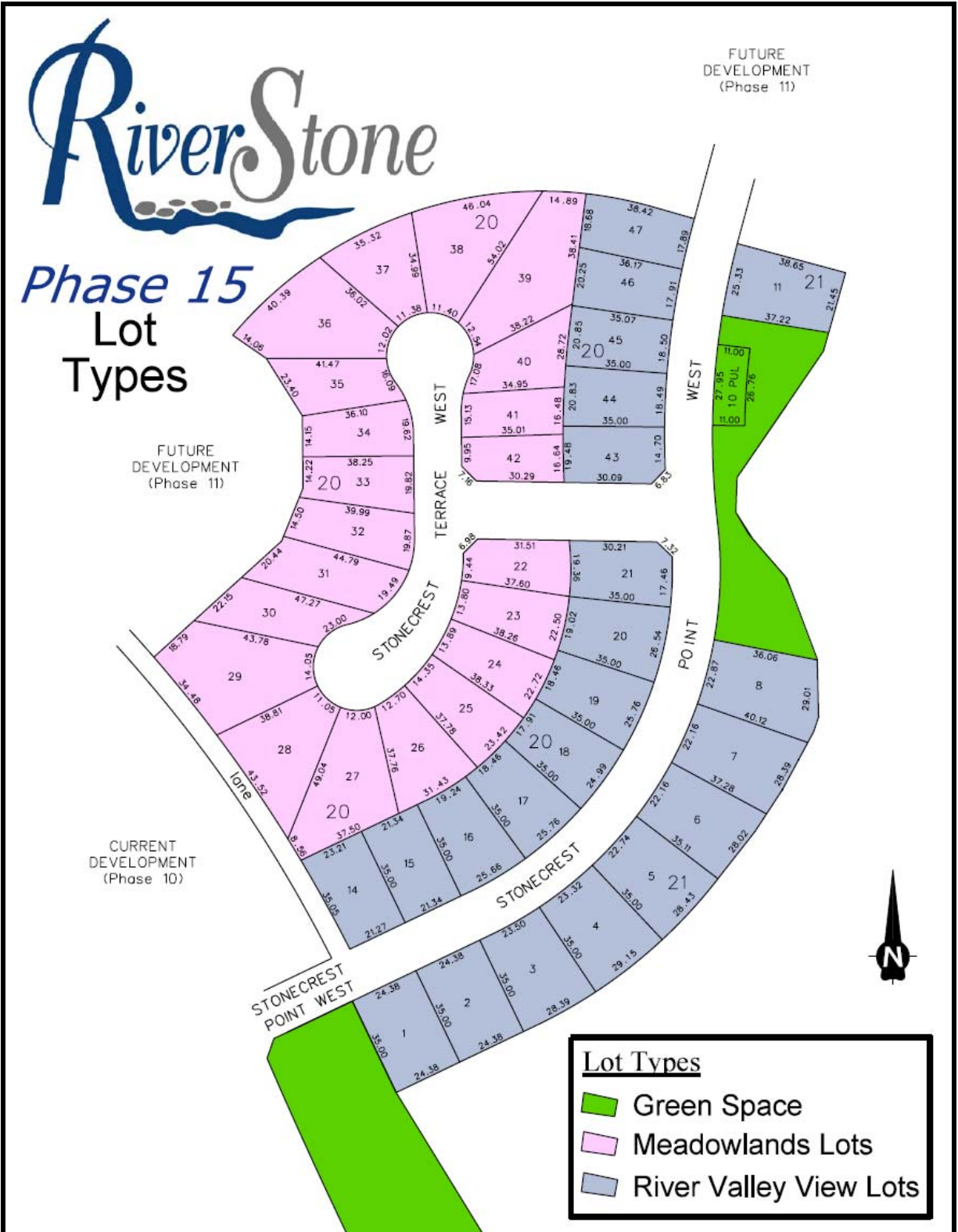
Phase 15

August 2008

INDEX

	Page
RiverStone Lot Types (Figure 1)	3
Schedule 'A'	4
The Community of RiverStone	5
Site, Landscaping and Architectural Guidelines	6
General Requirements	12
Approval Process	13
Construction	15
Interpretation and Enforcement of Design & Development Guidelines	17
Contact Numbers	18
Appendix 1 - Driveway Location Plan	19

Phase 15 – Lot Types (Figure 1)



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 '**Designate**' used in this document refers to the Architectural Guideline Review Consultant.

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

Goss Architectural Design Group
#1, 321A - 6th Street South
Lethbridge, AB T1H 5J8
Tel: 403-329-1695 fax: 403-329-1699 e-mail: gadg@bellnet.ca

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 Goss Architectural Design Group. The **Purchaser** acknowledges that the **Purchaser** is fully responsible for any costs associated with the same and the Purchaser shall indemnify and save the Developer and Goss Architectural Design Group 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, by-laws and standards.

Notwithstanding any statement or drawing in these Guidelines, the Developer or his Designate 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 homebuyers.

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

RiverStone Point will have a mix of architectural styles. While the overall theme of RiverStone has been built on the foundation of the 'Arts and Crafts' or 'Craftsman' style, our featured large lots within Phase 15 provide opportunity for additional creativity.

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. **The flexibility to introduce new architectural style provides community members the option to develop their dream home while preserving and extending the reputation of high quality that RiverStone is known for.**

SITE, LANDSCAPING AND ARCHITECTURAL GUIDELINES

1. Site Planning

The Guideline Review Consultant shall ensure that there is a smooth transition between adjacent home 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.

Note: The purchaser and/or their builder representative are to consult the Guideline Review Consultant prior to commencing house design phase.

2. Home Sizes

The following are minimum sizes:

Meadowlands – Lots 22-42, Block 20

Cul-de-sac lots

- Conventional Bungalow or Bi-level 135 m² (1400 sq. ft.)
- Two storey 162 m² (1750 sq. ft.)
- 1 ½ storey 162 m² (1750 sq. ft.)
- Split Level 135 m² (1400 sq. ft.)

All remaining lots

- Conventional bungalow or Bi-level 120 m² (1300 sq. ft.)
- Two storey 148 m² (1600 sq. ft.)
- 1 ½ storey 148 m² (1600 sq. ft.)
- Split level 120 m² (1300 sq. ft.)

Garages, Covered Decks/Verandas are not included in these areas

River Valley View – Lots 14-21, 43-47, Block 20 and Lots 1-8,11, Block 21

All lots

- Conventional bungalow or Bi-level 140 m² (1500 sq. ft.)
- Two storey 168 m² (1800 sq. ft.)
- 1 ½ storey 168 m² (1800 sq. ft.)
- Split level 140 m² (1500 sq. ft.)

Garages, Covered Decks/Verandas are not included in these areas

* The Guideline Review Consultant may approve homes slightly below these minimums provided the home provides high quality 'curb appeal' and massing.

3. Uses

- (a) All houses shall be single family only.
- (b) Home Occupations shall be considered as set out in the R-L District of the City of Lethbridge Land Use By-law.

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. Siting and house layout shall minimize overview and overshadowing of neighbours.

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

All setbacks shall be as set out in the City of Lethbridge Land Use By-law for R-L Low Density Residential Districts for Meadowland lots. The Guideline Review Consultant may approve variations to setbacks in consultation with the builder.

River Valley View Lots require a minimum 6 foot side yard setback. This will achieve opportunities for extended roof lines and open space.

Note: The Guideline Review Consultant has the authority to approve a four (4) foot side yard given that eight (8) is provided on the opposing side.

6. Driveways

All driveways shall utilize any of the following:

- 1) poured concrete with an exposed aggregate finish,
- 2) concrete paving stones,
- 3) dyed and stamped concrete, or
- 4) stamped asphalt or asphalt paved.

Acceptable colours shall be determined by the Guideline Review Consultant.

Note: Standard concrete is an acceptable finish for Meadowland Lots only.

7. Sidewalks

Front and side walkways are to be complimentary with the driveway material selected. The approved materials include:

- 1) poured concrete with an exposed aggregate finish,
- 2) concrete paving stones,
- 3) dyed and/or stamped concrete, or
- 4) stamped asphalt, or
- 5) standard concrete

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

8. Roof Slope and Materials

Roof slopes of 5/12 or greater shall be required in RiverStone, except for bungalows where a minimum slope of 6/12 shall be maintained.

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 finish on subsidiary roofs. The colour and materials shall be compatible with the colours and materials of other exterior finishes and materials. Tar and 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 textured 3-dimensional appearance and/or a scalloped bottom edge.

9. Materials and Colours

Acceptable exterior finishes are limited to

- Wood siding and battens with stone or brick
- Stone tile
- Frost proof ceramic tile
- Granite
- Acrylic stucco with stone and brick
- Hardi-plank/fibre cement board
- Brick or other natural stone finishing.

Vinyl siding, metal siding and standard stucco finishes are not acceptable materials.

Where wood siding, stone, stucco or brick is used as a complimentary finish, it shall comprise a well balanced blend to create a uniform look of the main elevation with each side elevation being wrapped to a minimum of four (4) feet.

Acrylic stucco finished homes will be reviewed on their individual merits.

Acceptable colours are natural earth hues of brown, red, green or blue for the main body of the house. No bright colours will be approved.

10. Entries

Front entrance doors should be fully visible and parallel to the front street.

Front entrance doors must compliment the exterior colours of your home; white is not permitted.

Single doors incorporating sidelights and transoms are desirable.

Recessed angled front entrance doorways are not acceptable and will be rejected.

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.

Columns are to be built up to a minimum size of .98 ft x .98 ft square (.3 m x .3 m square) and should be designed to complement or add detailing to the home.

Veranda bases shall be fully enclosed or skirted with materials complementing the house exterior, preferred materials include ledge stone, brick and river rock.

11. Eaves and Overhangs

Eaves may vary from a minimum of 24 inches (.41 m) to 48 inches (1.22 m). Wide, sheltering overhangs complimenting long sloping roof lines should be considered in the home design.

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

Fascia, soffit, flashing and trim are to be pre-finished metal or pre-finished fibre cement boards to complement the main body colour of the house. Prefinished metal eaves troughs and downspouts are required.

White pre-finished materials will not be accepted.

12. Garages

Meadowlands – Lots 22-42, Block 20

Attached or detached garages must be built concurrently with the house on the same lot. All houses shall have at minimum a single car garage or shall have a maximum double garage.

Where a lane occurs, a garage may be built in the front or the rear of the site. Two garages – one in the front and one in the back will be permitted to a maximum of one single garage and one double garage for a total of three (3) bays.

Triple garages will not be permitted.

White garage doors will not be permitted.

River Valley View – Lots 14-21, 43-47, Block 20 and Lots 1-8,11, Block 21

Garages may be designed as double or to a maximum of three bays. These lots require:

- a) Side drive garage access to maintain the front door as a focal point of the home, or,
- b) Side attached garage with the front wall of the garage recessed to a minimum of four feet from the front wall of the home.

These garages must be finished with carriage style or other decorative doors to compliment the main entrance to the home. Side drive garages must utilize the same exterior finish and have at least one window (minimum 4'x4') along the front wall facing the street.

Note: If an alternative garage location is desired, this must be presented to the Guideline Review Consultant and it is imperative that the front entry of the home remain the prominent feature and retain visibility from the street.

General

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

RV Parking: The Guideline Review Consultant will assist owners to create site plans that will accommodate RV parking. RV parking will not be permitted in any event if the prescribed location creates view obstruction; further, RV's must not be visible from the street.

Carports are not acceptable.

13. Landscaping

Within 24 months following the issuance of your Building Permit, the front yard shall be fully landscaped. The following guideline requirements are to be met:

- **Sod Requirements**

All front and side yards to the front corners of the house must be fully sodded as recommended by a landscape consultant. Rear yards must have a minimum of six (6") inches (.15 m) of topsoil. The contractor shall prepare all surfaces to final grade.

- **Front Yard Trees**

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

One deciduous tree of a one and half (1.5") inch (38 mm) caliper (diameter) measured at a height of six (6") inches (.15 m) above the finished grade, OR

Alternative landscaping may be reviewed by the Guideline Review Consultant. This will involve extensive use of landscape shrubs, timbers, paving stone and/or landscape rock and finishes.

14. Fences

The Developer will provide project fencing at key community entry points along the perimeter and along the rear of lots that back onto a park or walkway.

Project fencing will be protected by a Restrictive Covenant registered on title of lots affected. The exterior colour and design of the fence must be maintained and the Purchaser will be responsible for maintenance of his/her portion of the project fence.

Side yard fencing is the responsibility of Purchaser and must be built in conformance with the general principles of the development guidelines.

Fence heights shall be a maximum of 6' in all side or rear yards and 3' in front.

Acceptable Building Materials Include:

- Cedar or Red Cedar
- Pressure Treated Wood
- Decorative Block, Stone or Brick
- Pre-finished fibre materials (Eg. Trex or Rhino board)

All fences provided by the Purchaser at the time of house construction must be submitted for review with the regular house approvals application.

15. Corner Lots

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

Where 2 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.

16. Cul-de-sac Lots

Architectural review may be exercised more rigorously to ensure house to house co-ordination. Decisions pertaining to lot layout and integration with existing plans will be at the discretion of the Guideline Review Consultant.

17. Walk-out Basements

Purchasers must consult the Guideline Review Consultant for approval of any walkout basements. Reference will be made to the 'as-built' grading elevations and the Consultant will make recommendations of what home style is appropriate to match the elevations.

GENERAL REQUIREMENTS

Landscape Elements

All custom project fencing provided by the Developer shall not be removed or changed from the original design or colour. The Purchaser of a lot upon which a project fence is located shall maintain the fence in good condition.

All landscape works provided by the Developer shall not be removed or changed, and the Purchaser shall maintain all landscaping in good condition.

Exterior Finishes

The exterior finishes of any dwelling shall not be changed for a period of two (2) years from the date that the dwelling is occupied for the first time as a residence.

Building Commitment

Construction of the home must be started within 18 months from the date of the Closing of the Option to Purchase Agreement from the City of Lethbridge.

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 home 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 of \$2,500 for Meadowlands lots and a \$5,000 deposit for River Valley View lots at the time of 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 a final inspection has been carried out and adherence to the Guidelines established through written confirmation of the Guideline Consultant. This involves completion of your home and front yard landscaping.

Submission Requirements

All plans will be submitted to: **Goss Architectural Design Group** for approval prior to commencement for the application of a building permit. The format for submitting material and approval forms will be as follows:

- Completed application form
- Four (4) sets of construction plans, complete with floor plans, all building elevations and site plan. **These drawings must be to scale, preferably on 11"x17" sheet.**
 - Two sets retained by the Guideline Review Consultant
 - One set to be retained by the Purchaser
 - One set forwarded by Purchaser to the City of Lethbridge Inspection and License Dept.

Note: All dimensions should be in metric and have imperial equivalent indicated.

Incomplete applications will be returned to the Purchaser. Should partial review of applications be required, the Guideline Review Consultant shall be reimbursed by the Purchaser for time and expenses as set by the Guideline Review Consultant.

The Guideline Review Consultant will review the submission and approve and/or modify the design grades.

The Guideline Review Consultant will then review the submission and approve, modify or reject the application based on the adherence of the plans to the design guidelines.

Upon release of the approved plan and grade slip, the Purchaser can make submission to the City of Lethbridge for a building permit. The building permit application to the City must be accompanied by a completed and signed copy of the approval from the Guideline Review Consultant, documenting compliance with the design guidelines.

Approval of any and all house plans shall be at the sole and unfettered discretion of the Guideline Review Consultant. Any changes by builders must be submitted to the Guideline Review Consultant and approved in writing.

CONSTRUCTION

Survey & Building Grades

An Alberta Land Surveyor has installed iron survey pins for each lot. These are to be protected during the course of construction. If it is required to replace a missing or damaged iron pin, 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 should be avoided whenever possible. In no case should they exceed four (4) feet (1.22 m) in height and any exposed concrete over two (2) feet (.61 m) shall be architecturally treated.

Lots are to be graded by the Purchaser to conform to the Grade Slip 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 designed lot 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 the RiverStone subdivision with electrical, gas, telephone, water and sanitary sewers. The location of deep utilities is indicated on the Grade Slip obtained from the Guideline Review Consultant, subject to the City of Lethbridge Engineering Department approval. Locations and procedures regarding shallow utilities 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.

Disposal of Surplus Excavated Material

The Purchaser is required to keep excavated materials within the perimeter of the building site. Surplus materials shall be disposed of as directed by the Developer. The Purchaser shall be responsible for the removal of any excess material from any area outside the confines of the building site.

Prevention of Damage and Repair of Damaged Work

The Purchaser is required to take precautions to prevent damage to installed improvements:

- Protect sidewalks, curbs, gutters, etc., when it is necessary for vehicles to be driven across them.
- 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.
- Purchasers of lots which back onto the park are responsible to ensure that no soil, silt or other construction debris is washed, thrown or blown onto the park. Purchasers will be responsible for all costs associated with repairing this type of damage.
- Record and report any damage to installed works together with the identity of the party causing the damage. Purchasers are reminded, however, that repair to damage to 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, and/or
 - 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 Lethbridge Land at 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 RiverStone Design and Development Guidelines have not been complied with within (18) months from the date of issuance of the Development Permit, and/or if the landscaping requirements of these Design and Development Guidelines have not been complied with within 24 months from the date of issuance of the Development Permit, 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 acknowledges that the house plan approval is provided as service and that the Developer and its designated Guideline Review Consultant assume no responsibility for the accuracy of the information provided or for any losses or damages resulting from use thereof.

IMPORTANT CONTACT NUMBERS

**City of Lethbridge
Lethbridge Land
2nd Floor, 910 - 4th Avenue South
Lethbridge, Alberta - T1J 0P6**

**Dave Petiot, Senior Land Development Manager
Real Estate and Land Development**

Phone: 403-320-3083
Fax: 403-320-4259

**Goss Architectural Design Group
1, 321A - 6th Street South
Lethbridge, Alberta T1J 2G8**

Phone: 403-329-1695
Fax: 403-329-1699

**Stantec Consulting Ltd.
290, 220 - 4th Street South
Lethbridge, Alberta T1J 4J7**

Phone: 403-329-3344
Fax: 403-328-0664

Alberta First Call (Before Landscaping or Fencing)

1-800-242-3447

