
SADDLEBROOK

E A S Y L I V I N G

PHASE 1

ARCHITECTURAL
DESIGN GUIDELINES

SPRING 2005
FARM AIR PROPERTIES

SADDLEBROOK... is a planned residential community located in the area of Saddle Ridge in Northeast Calgary. The setting is picturesque prairie meadows and grasslands of eastern Calgary. The City of Calgary's extensive pathway system links Saddlebrook to a number of neighbouring new communities in the Northeast. The developmental site is located east of 68th street NE.

Saddlebrook consists of a wide range of housing products to satisfy all a spectrum of markets including first time move up housing and starter homes. It is the intention of **Farm Air Properties** to maintain a high standard of exterior architectural appearance throughout this development. Phase 1 will contain detached garage single-family dwellings as well as two-car front drive garage single-family. This document outlines the opportunities and constraints associated with this development. This document provides a set of guidelines, which at the initial design/construction phase of the homes will direct homebuyers, designers and builders towards creating aesthetically pleasing and complimentary building forms throughout the development.

1.1 DESIGN GUIDELINE OBJECTIVES . . . The Design Guideline is the mechanism, which contributes to a high level of quality design in the community.

House plans will be reviewed in terms of their adherence to the design guidelines as detailed in this brochure. **Farm Air Properties** and their architectural co-ordinator may require certain modifications to house plans, elevations and/or specifications where it is felt modifications are required to take advantage of unique lot characteristics or to conform to the overall objectives of the guidelines and the development. The Design Guidelines do not attempt to dictate any one particular design style for the residences. Instead, the overall design concept will project a natural and somewhat 'traditional' ambience through the extensive use of vinyl siding (stucco will NOT be permitted) and stone/brick accents with extra emphasis on detailing to reinforced a traditional image. Applicants may provide alternative details to those outlined in these guidelines, they must however demonstrate that conformity to the overall objectives for the quality of the area is being maintained. The acceptability of such alternatives is solely at the **architectural co-ordinators'** discretion.

The standards for development will be those as established in the City of Calgary Land Use By-Law and these Design Guidelines. Specific reference should be made to the City of Calgary Land Use By-Law requirements in all

cases. Conformity with these design guidelines does not supersede the required approval process of the City of Calgary, which included the appropriate permits to construct the house and inspections of the property by the appropriate City of Calgary Building Inspectors, etc.

2.0 APPROVAL PROCESS

In addition to the review and approval requirements of the City of Calgary, **Farm Air Properties** has developed an additional design review process so that all buildings conform to the planning objectives for the development and these Architectural Design Guidelines.

2.1 SECURITY DEPOSIT . . . An auto-renewable, \$5000.00 Letter of Credit (damage deposit) per phase from showhome builders and \$1000.00 (damage deposit) from all other parties is required on all lots/houses constructed in **Saddlebrook**. **Deposits** will be paid to Farm Air Properties, prior to request for plan approval and grade slip release. No interest will be paid on these deposits. Farm Air Properties will hold the deposit until such time as a final inspection of the house has been completed, and when Farm Air Properties is satisfied adherence to the design guidelines have been met.

NOTE: All retaining walls outlined on the approved house plan must be built and inspected prior to release of any damage deposits.

2.2 DESIGN REVIEW PROCESS . . . (a) the builder shall submit for final approval, two copies of the following information to the **architectural co-ordinator**:

- ✂ Drawings of the house plans, elevations and sections at 1:50 metric or 1/4", 3/16" or 1/8" =1'0" scale,
- ✂ A site plan, at 1:200 scale (metric) identifying all of the information listed on the house plan approval form,
- ✂ A completed application form for house plan approval indicating colours, materials and other specific information as requested on the form (see back of Guideline Booklet for Application Form).

PLEASE NOTE: Incomplete submissions will be returned without review.

(b) Farm Air Properties along with the architectural co-ordinator will review the submission and recommend approval, modification or rejection

of the application based on the adherence of the plans to the design guidelines. If the submission is found to be substandard, as deemed by the Co-ordinator, any additional design work may be charged to the builder at a rate of \$300/hr.

(c) The architectural co-ordinator will review and approve or modify the design grades and issue the grade slip. The original application form and one set of prints will be returned to the Builder via the Architectural Consultant.

(d) Upon approval and grade slip release, the Builder can then make submissions to the City of Calgary for a Building Permit. Any subsequent changes by the Builder, from plans previously approved, must be submitted to and approved in writing by Architectural Co-ordinator. There will be a \$50.00 charge for each change.

(e) The Architectural Co-ordinator will carry out periodic on-site inspections during construction to ensure compliance with approved plans. Modifications may be requested in writing to accommodate changes related to actual site conditions.

(f) Upon being advised by the Builder/Owner, of completion of the home, a final inspection will be carried out by the Architectural Co-ordinator, which will establish conformance to the guidelines and the approval previously granted. Upon receipt of the final inspection request, the security deposit refund will be calculated, or a list of deficiencies will be issued which the builder must complete prior to release of the security deposit. The builder will immediately rectify all deficiencies and request a second site inspection by the Architectural Co-ordinator. **If additional inspections are required after the second visit, a fee of \$150.00 per inspection will be deducted from the security deposit.** The refund payment will be made in accordance with the provisions of the purchase agreement.

(g) All additional architectural approval submissions will be subject to a \$175 + GST re-submission fee. The builder must remit this fee prior to the release of the grade slip.

(h) All grade slips and architectural approvals will be released through the offices of the architectural co-ordinator, United Communities. See back of this booklet for their address.

3.0 ARCHITECTURAL THEME

The general architectural theme will encourage homes in a traditional English Cottage, Western Prairie Heritage Homestead style with a Calgary flare. The theme will be reinforced through the extensive use of shutters, D-4, D-5 profile siding, porches, shingles, stonework, gable end treatment, wide corner and trim boards.

3.1 SITING . . . Each home shall be designed to take maximum advantage of the natural characteristics of the lot. For example, grading, sun angles, views and relationships to the street, open space and neighbours. Siting and house layout should minimise overview and overshadowing of neighbours, because of the different opportunities and constraints associated with the amount of open space, each lot and house will be evaluated on the lots' own characteristics. Each lot has a unique building envelope created by lot characteristics and required setbacks. All house plan submissions must be designed to fit within the established building envelope.

3.2 SETBACKS . . . In addition to the minimum setbacks for all yards established by the City of Calgary R-1A, and R-2A zoning by-laws the following guidelines apply:

FRONT YARD Preferred setback, 6.0m from front property line to front of house.

REAR YARD All lots will have a minimum of 7.5m setback from rear property line to foundation with a minimum of a 6.0m setback from rear property line to the edge of deck.

SIDE YARDS Minimum of 1.2m on both sides and a minimum of 3.0m from side property line on all corner flankage lots unless a larger setback is required for utility right of ways.

3.3 GARAGES AND DRIVEWAYS . . . Most lots within Saddlebrook Phase 1 are too narrow to accommodate front attached garages; however all lots without rear lane access will be required to have a two car attached front drive garage. All other lots must provide a rear lot parking pad. Builders are responsible for providing this rear yard parking pad and must provide space for two vehicles, with access to the parking pad from the lane ONLY. The location of the pad shall correspond to the overall development

plan. Parking pads shall, as a minimum, be constructed with the use of gravel. Attached garages will not be permitted on these laned lots.

The rear yard garage, when constructed, must match the main dwelling in style, materials and colour. All garage doors are to be painted one colour to match the predominate colour of the siding. All garage doors are to be panelled doors either wood or insulated metal doors with wood grain appearance. Windows will be permitted in doors, ONLY IF they are square windows and take up the space of one panel. Sunburst windows will not be permitted.

The desirable driveway slope is 10% or less. All sidewalks leading to the main entrances are to be concrete block as a minimum.

3.4 LOT GRADING AND RETAINING WALLS . . . Building grades and site grades as specified on the Building Grade Plan by the Project Design & Engineering Consultants are to be strictly adhered to. This will maintain a natural flow to the development, thus eliminating up and down fluctuations of the rooflines. Grading, drainage and retaining walls are the responsibility of the **BUILDER**. **BUILDERS** are to double-check all grades/retaining wall locations prior to any construction.

→NOTE: All retaining walls required as outlined on the approved site plan will have to be built prior to release of damage deposits.

Lot grading is to follow the natural slope of the land form and lot slopes should be absorbed within the building massing as much as possible (i.e., stepped foundations) to minimise the need for grades steeper than 3:1. **Individual lot grading (including drainage swales and retaining walls) must be handled within individual lot property lines and must not change existing drainage swales.** Finished grades should be adjusted so that a maximum of 400-mm (16") parging is maintained on all elevations.

In cases where a walkout basement lot abuts a non-walkout basement lot, retaining walls between back yards may be required. If this is the case and the walkout basement aggravated the site conditions of the adjacent non-walkout basement. The builder/owner of the walkout basement is responsible for providing the required retaining wall. In all other situations, the Building Grade Plan shall be adhered to for all property line grades, with each Builder/Owner being fully responsible to utilise a slope not greater than 3:1 to meet this requirement. Any retaining walls that are shown on the site

plot plan, either by the builder or Architectural Co-ordinator, are the responsibility of the BUILDER/OWNER.

Retaining walls that are not wing walls and are a part of the house foundation are not to exceed an exposed height of 1.0m unless it can be proven that a higher wall is necessary. Natural elements such as sandstone boulders are the preferred construction material for all retaining walls so the walls blend with the natural terrain. Building grades and site grades as specified on the Building Grade Plan by the Project Design & Engineering Consultants are to be strictly adhered to. If the wall is to be more than 1.0m in height, then it should be stepped so as to reduce the wall's visual mass. All retaining walls should be constructed completely within the property line.

3.5 UNIT SIZES . . . Minimum dwelling unit square footages for the three categories of housing are as follows (all areas are total developed above grade):

Bungalow	800 sq. ft. total	Split level 800 sq. ft. combined
Two Storey	600 (1100 sq. ft. total)	

4.0 MATERIALS AND EXTERIOR FINISHES

4.1 ROOF MATERIALS. . Interlocking asphalt shingles are the preferred roofing materials on all lots in the phase. Interlocking asphalt shingles will be limited to the following colours: Driftwood, Cedartone, Black, Dual Brown, White or Grey. All roof slopes are to have a minimum of 7/12 roof pitch. All garage roofs are to maintain a 7/12 pitch. The Architectural Co-ordinator reserves the right to consider a pitch less than 7/12. Rooflines are to be made as interesting as possible by means of a variation of roof forms and through the use of dormers and gable ends. Roof lines on all lots that require special side or front/rear elevation treatment should incorporate dormers or gable ends with additional battens or box outs to add character to the houses.

4.2 SOFFITS AND FASCIA . . . Soffit overhangs are to be a minimum of 12" (450mm) and have 6" (150mm) wood or aluminium fascia and 5" (127mm) eavestrough. Maintenance free aluminium will be permitted. All fascia, rainwater leaders and eavestrough are to match the trim colour and be consistent with each other. All soffits are to be either white or ivory in

colour unless an appropriate colour in keeping with the architecture of the house is specified.

4.3 CHIMNEYS . . . Chimneys and flue pipes in prominent locations, which include front elevations, side elevations on corner lots and rear elevations of houses backing onto the municipal/environmental reserves, **must be boxed in**. The box in must be covered with the appropriate predominate siding material and carefully detailed incorporating corbelling, banding or batten accents. Cantilevered fireplaces with chimney chases in excess of one full storey are NOT permitted; the fireplace chase shall be vented to the ground. Direct vent fireplaces are acceptable. The Architectural Co-ordinator encourages, where the vent of a direct vent fireplace is visible from the street or open space, that architectural detailing is used to hide the vents.

4.4 EXTERIOR FINISHES . . .

- ◆ Vinyl siding, solid tone vinyl siding in D3, D4 or D5 profiles.
- ◆ Natural or manufactured stone/brick as an accent or for entire walls.
- ◆ 25 sq. ft. of Brick/Stone is required for all homes in Phase 1 unless the house design incorporates a full width porch/veranda into the front façade. A minimum return of 2'0" is required.
- ◆ When either vinyl or hardboard siding is used, then wood or vinyl battens, where appropriate are to be used around all doors, windows and on all corners of the house.
- ◆ The use of Stucco or "Stonetile" will not be acceptable.
- ◆ *Peach, pink or dusty rose colours/tones are not acceptable colours.*

Farm Air Properties and the architectural co-ordinator reserves the right to approve siding profiles and colours on an individual lot basis.

4.5 REPETITION . . . The same house plan, with the same/similar elevations cannot be repeated within 4 lots on the same side of the street and within 2 lots on the opposite side of the street. This may be altered at the architectural co-ordinator's discretion if it can be shown that the two houses in question are located so as not to be visible together from any given angle. While similar house plans and elevations are inevitable, it is however possible to vary the design by changing the roof lines, size and location of windows and doors, etc. If it is felt that the adjacent houses are similar, the architectural co-ordinator will suggest ways in which the house can be altered to make it suitable. Revised elevations will be required so that an accurate set of drawing can be kept for each lot file.

All exterior colour schemes must be approved prior to release of the grade slip. Colours cannot be repeated within 3 lots on the same side of the street wherever possible. The architectural co-ordinator reserves the right to approve or disprove any colour scheme and has the authority to make changes in a colour scheme, so that it blends in with adjacent homes. As siding styles and colour change on an ongoing basis, certain colours and/or styles may be unacceptable therefore samples of all new colour/styles will be required with the application.

4.6 FRONT ENTRANCES . . . All front entrances should incorporate the use of one or more sidelights when a single door is used where the lot width will accommodate the required wider opening, otherwise additional glazing in the main entry door will be required to enhance the appearance of the entrance. All front entry doors in Saddlebrook should use an accent colour, which is different from the siding, and trim colour. However, all front entry door colours must co-ordinate with the siding and trim colours and will be approved on a house-by-house basis. Coach lamps are also encouraged at all entries. Sidewalks that lead to the main entry are to be concrete block as a minimum unless there is a concrete driveway then the sidewalk must be constructed with the same material as the driveway.

SPECIAL REQUIREMENTS

5.0 MULTI FAMILY UNITS (R-2A/RM-4/etc.) . . . All multi family units must be approved by the Architectural Co-ordinator. Structures shall be designed to incorporate architectural materials and detailing similar to those outlined within this document for the single family units. A pre-design meeting with the Architectural Co-ordinator is strongly suggested so design ideas, constraints and opportunities may be discussed. Building massing and roof lines shall be designed as not to over-shadow adjacent single family homes.

5.1 REAR YARDS . . . All rear decks shall be appropriately finished. Unfinished wooden planks will NOT be allowed on decks visible from the municipal reserve and the linear open space. Deck railings shall be porous with no half walls permitted, railing materials shall be restricted to glass, wrought iron or wood. All columns/pillars supporting decks that are more than 1.2m (4'0") off the ground, shall be a minimum of 300mm (12") in diameter and constructed with the appropriate detailing so that the columns

blend with the house design i.e. brick, battens, or stone, etc. Landscaping such as shrub beds coniferous trees and deciduous trees will be acceptable in the 7.5m rear yard and is strongly encouraged. Garden sheds shall be located and constructed within the 2.5m or the rear property line. All sheds shall be constructed so that they are complimentary to the house elevations with respect to the finishes and materials.

5.2 REAR ELEVATIONS . . . All rear elevations of houses that back onto roadways, the municipal reserves or the linear open space will require additional rear elevation treatment. This treatment will be required, as these lots are in very prominent locations with high visibility from a number of different locations. No three storey clear elevations will be allowed that are not broken up with the use of box outs, bay windows, decking, etc. Extra detailing is mandatory and will be STRICTLY enforced. A maximum of 1/2 of the houses' rear elevation will be permitted to be 3 storey clear with the remainder utilising different elements listed above to create a visually interesting elevation.

5.3 CUL-DE-SACS . . . All houses located in cul-de-sacs should be sited in a radiating pattern, rather than parallel to the property line. Builders should contact the Architectural Co-ordinator for required siting, as the Architectural Co-ordinator will exercise tighter control on house design co-ordination in this area.

5.4 CORNER LOTS . . . Special attention must be paid to side elevations and side yard setbacks on all corner lots. Attempts should be made to provide an angled entry on all such lots. The side elevations should have the same architectural treatment, i.e. box outs, detailed battens, stone/brick, as the front elevation, as it is even more visible than the front elevation from the street. Principal roof planes should slope toward north street frontages. Two-storey houses will be allowed on corner lots however; bungalows and side splits are strongly encouraged on these lots. The architectural co-ordinator MUST approve side elevations on all corner lots.

5.5 FENCING . . . All fences within the development should be consistent in design. A 1.2m (4'0") high black/green vinyl coated chain link fence will be provided along the rear property line of all lots backing onto Environmental Reserves and linear open spaces. On all lots adjacent to these green spaces, the homeowner-constructed side yard fences are to match the chain link provided. Otherwise all other fences are to be 5'-0" in height and painted in an off white or linen type colour. Cedar with or without a lattice on top details is also an acceptable material.

5.6 APPEARANCE DURING CONSTRUCTION . . . The Builder/Owner is required to keep their lot clean and orderly during construction. There will be no burning of garbage on site. Dispose of all garbage and construction rubble on a daily basis or Farm Air Properties will charge ALL builders for clean up.

5.7 LANDSCAPING . . . In this phase of Saddlebrook the Builder will provide front yard landscaping. The Builders shall provide a tree or trees, (depending on the zoning), and sod for the front yard only. However, for lots backing onto the school site, one tree will be provided for the rear by the Developer and sod for the rear will be provided by the Builder. Please contact the builder for full package details. Tree species and sizes are:

<u>Species</u>	<u>Sizes</u>
Colorado Spruce	3.5 – 4.0m ht. Full conical form.
Amur Cherry	50mm caliper
Paper Birch	50mm caliper

5.8 LOAM . . . Farm Air Properties provides screened and/or raw loam to all the builders/owners in the subdivision as long as it is available. It is the responsibility of the BUILDER/OWNER to ensure that all their lots are properly graded and loamed.

5.9 SUBDIVISION HARDWARE. . . It is the responsibility of the Builder to establish the precise location of any subdivision hardware, which may occur on the lots, or in a significant proximity to them. For example: electrical and telephone transformers, pullboxes, fire hydrants, light standards, postal boxes, cable tv boxes etc., to ensure that there is no conflict with driveways or other design elements on the lots.

Project Co-ordinators and Contacts.....

Manager:	Architectural Control:	Engineers:
MLC Land Company Inc. Suite 1000 10104-103 Ave Edmonton, AB T5J 0H8 (780) 420-0044 David Mc Dougall	United Communities 200, 808 4 Avenue SW Calgary, AB T2P 3E8 265-6180 Tyler Stevenson/Bob Faktor	Stantec 500, 1122 4 Street SW Calgary, AB T2P 1M1 716-8000

APPLICATION FOR HOUSE PLAN APPROVAL

Phase _____ Lot _____ Block _____ Plan _____
 CivicAddress _____

APPLICANT

Builder: _____ Contact Person: _____
 Address: _____ Telephone: _____

HOUSING DESIGN

House Type: _____ Model/Job Number: _____
 Main Floor Sq. Ft.: _____ Total Developed Sq. Ft.: _____
 House Style: _____ Roof Slope: _____

SETBACKS AND GRADE INFORMATION

Setbacks Front: _____ Rear: _____ Left Side: _____ Right Side: _____ Height: _____

Grades

Front

Rear

Left Side	_____	_____
Right Side	_____	_____
Entrance Grade	_____	_____

Finished Landscaped Grades at House Corners (left and right as viewed from street)

Actual Top of Footing: _____ Lowest Top of Footing: _____
 Top of Main Floor Joists: _____ Front of Garage: _____

EXTERIOR FINISHES

Material

Manufacturer

Colour

Roof	_____	_____	_____
Walls-General	_____	_____	_____
Gable Ends	_____	_____	_____
Brick/Stone/Stoneware	_____	_____	_____
Trim/Battens	_____	_____	_____
Fascia	_____	_____	_____
Soffits	_____	_____	_____
Rainware	_____	_____	_____
Entry Door(s)	_____	_____	_____
Garages Door(s)	_____	_____	_____
Driveway	_____	_____	_____

SITE PLAN REQUIREMENTS

A site plan with the following information must be provided. The builder is responsible to confirm on site that the information submitted and reviewed matches the actual site conditions before starting construction.

Site Plan Requirements:

- a.) Dimensions of lot
- b.) Dimensions of building
- c.) Dimensions of property lines
- d.) Location of driveway and slope of driveway
- e.) Indicate all easements
- f.) Indicate locations of all retaining walls
- g.) Location of all drainage swales and drainage patterns
- h.) Location of underground water lines, sanitary and storm lines
- i.) Proposed elevations at each corner of the house, garage slab, top of footing and top of joists
- j.) Indicate all roads, lanes, sidewalks and gutters adjacent to property
- h.) Indicate all hydrants, light poles, power poles, transformers, telephone pedestals etc. on or adjacent to the property

USE OF HOUSE PLAN APPROVAL SERVICES

The applicant acknowledges that the house plan approval is provided as a service and that the developer and its architectural co-ordinator assume no responsibility for the accuracy of the information provided, or for any losses or damages resulting from the use thereof.

The applicant further acknowledges that they will hold the developer and its architectural co-ordinator harmless from action resulting from the use of this information.

Date: _____ Signature of Applicant: _____

CONDITIONS OF APPROVAL

1. Finished grade to be in accordance with the plot plan. The builder is responsible for proper drainage of the lot based on the subdivision design.
2. The builder is responsible for **ANY** retaining walls that may be required due to grading.
3. Maximum of 16" parging showing on all elevations, including walkouts.
4. All roof vents and/or flashing are to match the roof colour.

The following are additional conditions of approval: _____

Grades

Approved - As Noted: _____ Date: _____

Architectural

Approved - As Noted: _____ Date: _____

MANAGER:

MLC Land Company Inc.
 1000, 10104-103 Ave.
 Edmonton, AB
 (780) 420-0044
 Dave Mc Dougall

ARCHITECTURAL CONTROL:

United Communities™
 200 808 4 Ave. SW
 Calgary, AB
 265-6180
 Tyler Stevenson/Bob Faktor

ENGINEERS:

Stantec
 500, 1122 4th St. SW
 Calgary, AB
 716-8000
