

ARCHITECTURAL GUIDELINES

REV – 07/08/2022

Prepared by:
Horizon Designs Ltd.

&

GDS



RENAISSANCE

HERITAGE HILLS

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1) Community Introduction & Architectural Objectives

a. **Community Overview**

Renaissance Heritage Hills is where you come home to find inspiration. A community built on aspiration and lifestyle, while reflecting not only the strength and wisdom of the past but looking forward to the abundance and beauty that lies ahead.

The architectural vision for Renaissance Heritage Hills sets the community apart by providing today's savvy home buyer a range of home type choices, all delivering a reflection of the history and heritage of Cochrane, Alberta, and the striking Rocky Mountains on the horizon.

The architectural vision presents traditional design styles [Tudor, Prairie, Craftsman] that are reimaged to have a strong modern flair to deliver progressive exteriors and create captivating and eternal streetscape.

b. **Architectural Objectives**

The architectural guidelines for Renaissance Heritage Hills establish the character of the community and ultimately maintain the integrity of the community for years to come.

The guidelines ensure that the community showcases quality design and construction yet recognizes the importance of attainable housing product.

The architectural guidelines provide an overview of the house and building design requirements for the Renaissance Heritage Hills community. The guidelines are intended to provide inspiration and a strong direction yet offer flexibility to accommodate today's homebuyer.

The Developer may alter or augment these guidelines in each or any individual phase of the community as is deemed necessary to meet its objectives or to attune with current market needs.

c. **Architectural Consultant**

Horizon Designs Ltd.
May Molofy
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d. **Developer Contact Information**

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2) Planning Your Home Site

a. Home Lotting & Siting

Homebuilders are encouraged to choose home styles and designs based on the grading and site topography to take full advantage of views and to maximize lot space. Designers should take into consideration the lot width, length, and shape, as houses should be conforming to these dimensions.

Homes in Renaissance Heritage Hills will be sited to create variety and homes with greater massing. Designers are to review the grade and marketing plans prior to home design to ensure that the proposed home is compatible with the desired lot.

b. Lot Grading

Lot grading must follow the Town of Cochrane's Lot Grading Bylaws. Lot grading must follow the natural slope of the land and is to be consistent with the subdivision grading plan. Builders should give due consideration to building grades when determining home types to assure an appropriate house is located on each home site. Lot slopes should be absorbed within the building massing as much as possible.

Drainage patterns are created on the home sites to ensure surface water is channeled away from the house on all sides and into adjacent drainage swales.

- All the corner and intermediate elevations, as established by the development engineer, be maintained exactly as specified
- Front and rear yard slopes may not exceed 25%
- Side yard slopes are to stay within a 2%-32% range
- The lot grades create a drainage pattern, as indicated on the grade plan, and must be maintained
- Site drainage must be established prior to commencing construction and maintained by the builder throughout the construction period
- Rear yards require a minimum 2% grade
- A retaining wall may not be used to artificially raise or lower the suggested grades on any lot

c. Home Width

Homes are to have a consistency of mass and volume within the streetscape; house width and size must relate proportionately and logically to the lot width and neighbouring homes.

d. Home Design & Colour Repetition

When planning starts, please contact Horizon Designs to provide any site-specific limitations.

HOME DESIGN - To ensure sufficient variety of home design, home elevations of the same or similar design and detail will be separated by a minimum of two lots on either side on the same side of the street XaoX and directly across the street.

COLOUR REPETITION - There must be a minimum of two homes between colour schemes



on the same side of the street XaoX and directly across the street.

FASCIA / SOFFIT / EAVES – must not be repeated within one lot on the same side of the street XoX. Consideration of relaxation may apply based on design style.

e. Building Massing

Architectural building massing refers to the arrangement of the volumes of a house to each other and the streetscape.

All homes with a front attached garage are highly encouraged to incorporate living spaces above the garage.

Minimum setbacks may be encouraged on townhouse and row housing product. To reduce the overall massing of these elevations, upper floors may be required to step back or provide significant offsets to the main floor.

MASSING - The total width of the house and garage is to maximize the building pocket width; the max deviation is 2-ft. The width of the garage's street facing elevation cannot exceed 75% of the total width of the front elevation.

3) Characteristics of Home Design

a. **Tudor West**

Tudor West architectural style is a collection of what has modernized this century in suburban homes while still seeking inspiration from late medieval details and the popular and functional elements of today's western Canadian homes. Simple, rustic and less impressive aspects of classic Tudor architecture, become identifying features of the Tudor West style homes, including steep pitched roofs; half-timbering; herringbone stonework; high chimneys; pillared porches; and tall-detailed windows with brackets, wainscoting detail, typically uses brick rather than stone.



b. **Modern Prairie**

Modern Prairie is an authentically North American architectural style that originates from in the early 1900s but has grown in popularity with modern adaptations through the 21st century. Its infamous low proportions are reminiscent of the landscape of the prairies of Alberta. The style was popularized by the likes of Frank Lloyd Wright and boasts strong characteristics of low horizontal lines, low rooflines, heavy columns, and clean open material spaces. Low slope rooflines, deep overhangs, strong horizontal lines, small windows.



c. **Contemporary Craftsman**

Craftsman-style homes were originally designed primarily as bungalow style and have evolved into larger buildings designed with more detail that reflect wood tones, earthy colours and material that integrates with the natural surroundings. Contemporary Craftsman style is a present-day interpretation with detail that provides function and form while still allowing for a reflection of traditional Craftsman-style design elements, such as low sloped open gable rooflines; multiple gable rooflines; repetitious window patterns; simple bracket and beam details; and tapered columns.



4) High Exposure Lots & Elevations

a. **Definition**

A high exposure lot/elevation is considered as any elevation that faces onto a street (including corner lots), park, green space, open space, pathway, municipal reserve, environmental reserve, amenity space, storm pond, commercial development, or apartment/condo building. Homebuilder design teams are asked to verify their lots to identify high exposure lots and elevations.

b. **Design Considerations for High Exposure Lots & Elevations [SCHEDULE A]**

All high exposure lots/elevations require additional design considerations. Homes with high exposure elevations require detailing on the exposed elevations that represents the overall style of the home and include similar detailing to that on the front elevation. These high exposure design considerations should include:

- Increased level of detail, including finishes, materials, trims, and features like the front elevation and consistent with the style of the home.
- Side elevations of garages on corner lots are to be detailed and treated to the entry.
- Adequate window detailing such as window shutters, composite architectural trim, etc. are required on all high exposure elevations.
- Exterior materials be consistent with those used on the front elevation.
- Rooflines that match the front and provide variety to the rear streetscape.
- Homes on walk-out lots require rooflines, jogs or box-outs and strong deck features. All decks must be finished at the time of construction.
- Accessory buildings on high exposure lots must have the same materials and colours that are approved for the dwelling.
- Any lots with developer perimeter wood screen fence would require second story detail only.
- Lots with developer perimeter chain link fencing will require both level detailing.

c. **Walkout Lots [SCHEDULE A]**

Three-storey elevations and large exposed flat walls are not permitted. Articulation in the wall height is required on the rear elevations of walkout lots to reduce the massing, these elements can include staggering the upper floor, adding different roof features between the main and upper floor, and/or using secondary materials that complement the front elevation.

d. **Decks & Patios [SCHEDULE A]**

For all high exposure lots, all decks higher than 3' above finished grade the supporting columns are to be a minimum of 12" x 12" and complete with capping detail top and



bottom. All decks that back onto a green space are required to be completed at the time of construction completion, landscaped patios are an acceptable alternative; however, must be detailed on the submitted site plan and are subject to the same completion requirements as deck construction noted above.

Front porches and rear decks should have railings in a style to match the architectural theme. Depending on architectural style, acceptable railing materials include:

- Wood (stained or painted is preferred)
- Vinyl
- Aluminum
- Wrought Iron
- Glass Panel

5) **Building Materials**

Building material selection in Renaissance Heritage Hills is driven by long-term sustainability of the exteriors of all homes throughout the area with its insistence on maintenance-free materials. The use of materials that provide prefinished surfaces that retain their integrity is encouraged.

a. Wall Materials

Acceptable wall material includes:

- Vinyl LAP-style siding
- Cement board siding i.e.) Can Excel, James Hardie or equivalent
- Cement board panels i.e.) James Hardie or equivalent
- Stucco – must be acrylic in smooth finish
- Other materials will be reviewed upon submission to the ADC for review.
- Any false front elevation – must be submitted for preliminary review.

b. Trims/Accents

Acceptable trim material includes:

- Cement Board
- Hardboard
- Aluminum
- Metal Panels
- Corrugated metal
- Woodgrain metal i.e.) Longboard, Lux
- Woodgrain vinyl i.e.) Sagiper
- Stone or Brick
- Smooth Panel
- Board & Batten
- Vertical Siding
- Shakes

c. Roofing Materials

Roofing material selection in Renaissance Heritage Hills is limited to asphalt shingles and “flat roofing systems” on flat roofs or shingle profile products i.e.) Euroshield rubber roofing or equivalent, Asphalt materials – must be dimensional i.e.) IKO Cambridge or BP Mystique or equivalent. No metal roofing will be allowed. Roof colours are limited to dark colours in shades of grey, black, and brown.



- d. Entrance** – To be the focal point from the street, must include glass such as single or double sidelights or separate windows, use of glass in the entrance door is highly encouraged. Front entries that are hidden from the street will require a window with detailing on the wall facing the street. The front steps are to be pre-cast concrete or poured in place, using the same material as the driveway.
- e. Front Steps & Risers** - The number of risers used at the entrance is to be kept to a minimum, no more than 4 per set at the entry, if more than 4 are required the extra must be placed in the walk separated by a landing. More risers will be allowed if the entrance width is greater than 8 feet.
- f. Masonry**
Stone or brick on the front of the garage is mandatory. Stone or brick to be a minimum of 4 feet in height and must be a minimum of 4 feet onto the sidewall. Designs with no masonry base may be accepted at the discretion of the architectural design consultant. These homes will require extensive detailing, application of secondary materials as a base alternative and trim elements.
- Acceptable masonry materials include:
- Stone - Natural or cultured
 - Brick in solid colours
 - Stone Tile
- g. Fascia, Soffit, & Rainwear**
Prefinished soffit and fascia material will be allowed.
Fascia width to be a minimum of 10” on bungalow models and 8” on 2-storey models.
Rainwear must be limited on exposed elevations. Downspouts should take place on side and rear elevations of homes only. Eavestrough colours are to match the fascia colour.
Downspouts to be either the soffit/eave color or the wall colour.
- h. Overhang**
Overhang depth to be a minimum width 2-Storey 18”. On bungalows 24” or wider depending on the elevation style (i.e., modern with lower slope roof pitch.)
- i. Columns**
All columns or pillars are to have detailed cladding in accordance with the architectural theme.
- j. Windows**
The window style should demonstrate a consistent design that enhances the overall architecture of the house.
- Exposed elevation windows shall be of significant size and demonstrate adequate detailing appropriate for the overall composition of the front elevation.
 - Window detailing such as shutters, architectural trim, SDLs, grills etc. are mandatory on all high-profile elevations.
 - Window and door trims may be replaced by slender modern trims and flashings at the discretion of the architectural consultant.
 - Minimum acceptable window frame materials are:
 - Prefinished vinyl
 - Prefinished metal clad



k. Exterior Lighting

Recessed lights are required for the exterior lighting of the garage and front entry. The lighting of upper masses is also encouraged. All light fixtures shall complement the architectural style of the home. Floodlights will not be permitted.

- l. Roof Pitch** - to be a minimum of 8:12 – 12:12, bungalows are encouraged to have steeper roof pitch to reduce the overall height difference with adjacent builds. Lower slope rooflines will be reviewed on a preliminary review basis (i.e., lower slope rooflines require wider overhangs.) Lower pitches will be allowed on entrances and garages. Zero slope rooflines will be reviewed as accent roof lines only.

m. Chimneys, Flues & Roof Vents

Flues are to be boxed in with a capping detail. The flue can extend a maximum of 2-feet beyond the boxed chase detail. Pre-finished metal flues and roof vents must blend with the roof colour. Valley flashing must also match the roof colour.

n. Garages & Driveways

Where the home has a front-drive garage, garages must be designed to be an integral element of the overall style of the home. Garage doors are to suit the architectural style of the home and are recommended to have a simple panel style door or a flat slab panel door. Coach style doors are encouraged on craftsman elevations.

On all garages the overhead door height will be a maximum of 8'-0". The space above the garage door is to be maintained at a distance not greater than 24" from the top of the door to the underside of the soffit above unless suitable detailing or treatments allow for larger spacing. The use of over height RV doors will be reviewed on a lot-to-lot basis. Preliminary Elevations are to be submitted to ADC for review.

Windows in garage doors are optional and glazing panels in unique configurations are preferred. The garage door is to be maintained in a colour that matches the predominant siding colour, the trim colour or is a complementary colour or black, white or woodgrain.

The garage location is noted on the building grade plan and builders are to use the garage location as shown. If a side drive garage is chosen, the garage should stay on the same side of the lot that it was intended to be on, so it does not impede the view out of the front of neighbouring homes. Garages will generally be paired with the neighbouring homes unless otherwise noted.

All detached rear garages on rear laned lots are to have an exterior design that matches and/or complements the exterior design of the home, using the same materials & colours approved for the home. Rear detached garages are to have poured broom finish concrete driveways and/or aprons. Rooflines on rear detached garages may be a lower pitch than that on the home. On any rear laned corner lots, rear detached garages are to be built concurrently with the house.

All front driveways and walkways are to be either broom finished concrete, exposed aggregate, broom finished concrete with paver or coloured concrete border. A double application of one of the concrete treatments listed above is also acceptable. Multiple garage bays on front drive lots are to be staggered a minimum of 2-ft.



- o. **Parge Line** - to be a maximum of 24 inches on all elevations, walkout lots and including veranda skirting.

6) Construction & Miscellaneous

a. **Construction**

The Builder/Lot Owner is required to keep their lot clean and orderly during construction and dispose of all garbage, construction debris and excess excavation material. Otherwise, GDS will complete this work and will back charge the Builder/Lot Owner accordingly. There is no burning, burying, or dumping of garbage of any sort permitted on site. Builders are required to provide garbage and recycle bins within each property under construction.

b. **Landscaping**

The landscaping on each lot shall be complete within the first growing season of the homeowner taking possession of the home. During this time the lot is required to be free of weeds and debris. Landscaping must be visually pleasing and meet the Town of Cochrane Land Use Bylaw.

c. **Fencing**

TBD GDS

d. **Retaining Walls**

The responsibility for all retaining walls is the builders. All retaining wall designs must be approved by the architectural consultant prior to the construction of the wall. Walls constructed in high profile locations require a suitable stone finish. Any retaining wall exceeding 1m in height must be approved by a professional engineer and may require a development permit.

e. **Recreational, Commercial & Dilapidated Vehicles**

Vehicles more than 1-ton capacity, trailers, and recreation equipment i.e., camper trailers, motorhomes, boats, etc. shall not be stored in the yard or driveway of any property. These units are encouraged to be stored off site.

A motor vehicle, which is in a dilapidated condition, shall not be allowed to remain outside a building in a residential district. A commercial vehicle of a gross weight of more than 4,000 kilograms shall not be allowed to remain on a lot except while actively engaging in loading or unloading. A commercial motor vehicle or recreational vehicle shall not be allowed in a front yard for longer than 24 hours.

f. **Building Code & Bylaws**

The builder is responsible for the adherence to and compliance with the building codes, land use bylaws, restrictive covenants, and any such other local, municipal, provincial, or federal rules, regulations or guidelines affecting the development of this property. These guidelines do not supersede any of the building codes, land use bylaws, restrictive covenants, and any such other local, municipal, provincial, or federal rules.



7) Architectural Review, Approval & Inspection

IMPORTANT NOTE: The Lot Deposit as outlined in your Lot Purchase Agreement and the Architectural Damage Deposit must be received by GDS prior to the release of any final architectural approval and grade slip required for the building permit.

If the builder is not completing the landscaping, it is required that they take and retain a security deposit from the homeowners, to ensure landscaping compliance. Typically \$2,000 per lot

- a. Preliminary & Portfolio Approval
 - i. Builder must submit by e-mail:
 - Elevations (include rear elevation)
 - Floor plans
 - Cross-section
 - In-house or preliminary plot plan (not required for portfolio reviews).
- b. Submit for Review
 - i. Builder must submit by e-mail:
 - Construction drawings
 - Mandated surveyor plot plan
 - Horizon's color application form **[SCHEDULE B]**
 - Websites or samples of any materials upon request
- c. Revisions
 - i. All revision requests must be made in writing by e-mail.
- d. Final Architectural Approval
 - i. Builder must submit by e-mail:
 - Final construction drawings
 - Horizon colour application, complete with manufacturers, product codes
 - Final plot plan – mandates surveyor
- e. Revisions After Final Approval
 - i. Builder must submit by e-mail in writing
 - ii. Revision fee is the responsibility of the applicant
- f. Architectural Inspection
 - i. Builders must submit a Pre-Construction Lot Inspection in advance of construction start for each log **[SCHEDULE C]**
 - ii. Completed upon completion of Construction and Landscaping
 - iii. Builder must submit by e-mail:
 - Horizon inspection request form **[SCHEDULE D]**
 - Final grade certificate
 - Town Grade compliance document
- g. Lot Inspection
 - i. To be reviewed by the Developer via FAC report.

