

Paradise Pointe at Canyon Crest Phase 4

Design Guidelines

Nature, Belonging & Beauty Welcome You Home

1. Community

1.1. Your Home in Paradise

Homes in Paradise Pointe at Canyon Crest will follow the form of Craftsman/Arts & Crafts architectural styling. The Craftsman/Arts & Crafts traditional style homes preserve the historic nature of Lethbridge's past with forms, natural materials and colours that celebrate the beauty of the prairies, rivers and coulees.

2. Design Guidelines

Residential Design Guidelines provide homeowners and builders with assistance and direction in the selection of design features, finishes, colours, house placement and setbacks to help create an integrated, harmonious community, with the highest level of quality.

The Guidelines help to ensure a compatible mix of housing types which include variety and individuality in a manner that will establish and maintain the investment value of homes at Paradise Pointe at Canyon Crest. They are for the benefit of the community and will apply to newly constructed homes and any future improvements, renovations or additions. In addition to these Design Guidelines, all homes must comply with the latest versions of the City of Lethbridge Land Use Bylaws as well as the City of Lethbridge and Alberta Building Codes. Conformity with these Design Guidelines does not supersede the required approval process of the City of Lethbridge. The Guideline Coordinators reserve the right to alter or reject any home design or application which does not meet the spirit and intent of the Guidelines or which will adversely affect any neighbouring property. The decisions of the Guideline Coordinators and Developer are final and binding.

2.1. Design Character

The Craftsman/Arts & Crafts historic style homes are known for their timeless appeal. The homes of Paradise Pointe at Canyon Crest will be as naturally spectacular as their settings and will compliment adjacent houses.

Craftsman Style

The original North American Style that was made famous by architect, Gustav Stickley includes features such as:

- Strong, rustic features & textures
- Siding of Stained wood, rock, cultured stone or, less commonly, stucco exteriors
- Lower pitched roofs with large eaves and a minimum 4/12 pitch
- Decorative front gables
- Large, wide front porches
- Chimneys with custom chimney caps

Arts & Crafts Style

This style is commonly associated with interior furnishings and exterior. Some features of the Arts & Crafts style are:

- Steeply pitched roofs with minimal overhangs and a minimum 6/12 pitch
- Second storey is often incorporated into the roof or minimized in height by other features
- Roofs may have dormers and inset decks
- Boxed bay windows instead of bows
- Stucco & rock or cultured stone exteriors

Suggested Reading List

- "Modern Architecture in Alberta", Trevor Boddy
- "Homes & Interiors of the 1920's", Lee Valley Tools
- "The Craft Architects", Margaret Richardson
- "Robert A.M. Stern Buildings and Projects, 1981 – 1986", Luis F. Rueda

- * See Appendix A for individual Phase requirements.
- * See Appendix B for a full list of architectural details & features, materials, finishes and acceptable colours.

2.2. House Style Repetition

Designs with approximately similar house exterior appearances and elevations may not be repeated more often than every fifth house on either side of the street. There must be significant changes in major exterior features. A change of material, colour or orientation is not sufficient.

2.3. Corner Lots

Bungalows are preferred; all other housing types must have a significant single storey profile and address all facing streets with finish and design details found on the front elevation. Home designs for corner lot are subject to approval on an individual basis.

2.4. Walkout Lots

Three storey homes with full height elevations at walkout sides must be designed to minimize their height. The following suggestions may be used to lessen the impact of walkout wall heights; roofs sloping down towards the walkout side, upper floors built within attic spaces with higher pitched roofs with dormers, and intermediate roofs that skirt the first floor. Setting back the upper floors 10% of the depth of the main floor, adding upper decks, retaining walls and creative grading plans are also suggested.

2.5. Set Backs

The position of each home in relationship to its property lines and neighbours will create varied front yards and a pleasing streetscape. Each lots access and views will be explored for the most advantageous placement of the home. The following setbacks are measured from the property line to the siding or exterior finish and **NOT** to foundation.

For Standard Lots:

Front yard	Min. 6 meters - 20' Set backs further than 6 meters are at the discretion of the Guideline Coordinators
Garage side yard	Min. 1.2 meters - 4'
House side yard	Min. 1.5 meters - 5' on lots greater than 16.5 meters – 54' in width at the build line
Rear yard	Min.7.6 meters - 25'

For Corner Lots:

Front, rear & side yards as per City of Lethbridge Bylaws

2.6. Massing

The front elevation of all houses must cover a major percentage of the allowable building pocket as measured 6.0 meters from the front property line. This can be accomplished by offsetting the garage or with covered decks as required. The massing will be determined on a lot by lot basis by the Guideline Coordinators.

2.7. Grades

An integrated grading plan for each Phase has been established by UMA Engineering to ensure drainage between lots and from street to street. Building grades and the sanitary invert will be supplied to Builders and their designers by the Guideline Coordinators. Driveways are to be at a 7 % min. to 8% max. driveway slope as measured from the centre of the driveway at the garage door to the property line. Designers are to design appropriate house types to alleviate potential conflicts to surface drainage between adjoining lots, open spaces and the driveway slopes. Shut off water valves must be flush with the finished grade. Sanitary inverts are given at 3.2 meters (10.5 feet) inside the front property line.

2.8. Landscaping

All homeowners are encouraged to complete the installation of sod and additional landscaping, including flower beds and pots, trees and shrubs within 12 months of the completion of the home. Lots backing onto the coulees would attract wildlife by using natural plantings of native prairie plants and grasses. The landscaping grade plan must always slope away from the house, be integrated into the subdivision drainage system, and not drain into any portion of the neighbouring lots.

Suggested Reading List:

- “Gardening Under The Arch”, The Millarville Horticultural Society
- “Natural Landscapes”, Sally Roth

2.9. Fencing

Lots with rear or side yards bordering a park or coulee areas will have a 1.2 meter, 48” high wrought iron fence complete with stone columns provided by the Developer. Fencing material and finish in all other locations will be determined by the Developer and Guideline Coordinators. They will match the style and finish of the Developers fencing or be fencing that matches the finish of the home. All fences are to be a maximum of 1.8 meters high and minimum of 1.2 meters high. Builders and/or Home owners are to consult with Guideline Coordinators prior to building fences to determine which materials they may use.

2.10. Retaining Walls

Retaining walls of reinforced concrete may be required by the Guideline Coordinators to balance grading between lots. They shall be a maximum of 36” (0.9 meters) of exposed height and finished to complement the exterior of the house and blend in with the landscaping. Higher walls are at the discretion of the Guideline Coordinators and will be required to be stepped to reduce its visible mass. Retaining walls will be at the cost of the Builder not the Developer or the Guideline Coordinators.

2.11. Garbage Collection

Garbage collection will be by automated pickup using standard containers available from the City of Lethbridge Solid Waste division. Garbage enclosures at the front of homes will not be permitted. Garbage is to be stored out of view from the front street between garbage pick up days.

2.12. Vehicle Storage

Recreational vehicles, including motorhomes and holiday trailers must not be stored in the community for more than 48 hours unless non-visible storage is created on site with written approval from the Guideline Coordinators. Parking of all other vehicles will be governed by the City of Lethbridge Bylaws.

2.13. Paving

Acceptable paving materials of concrete pavers, exposed aggregated, broom or stamped concrete finishes are encouraged. Asphalt paving is not permitted.

3. Design Guideline Compliance

These Design Guidelines form part of the land purchase agreement and covenants which apply to all new home construction in Paradise Pointe at Canyon Crest.

The term “Builder” refers to the lot purchaser from Melcor Developments Ltd ., pursuant to the Sale and Purchase Agreement for the lot in Paradise Pointe at Canyon Crest, his heirs, administrators, executors, successors and assigns.

The term, “Developer” and/or “Vendor”, refers to Melcor Developments Ltd., or its successors.

The “Guidelines Coordinators”, or “Coordinators”, refers to the firm of Karen Patching Design & Drafting, or its successor, as retained by the Developer.

3.1 Steps for Design Guideline Approval - In addition, please see flowchart below

Step 1 A Security Deposit of \$5000.00 per Lot is required prior to “House Plan Application”, payable to the Developer for each lot.

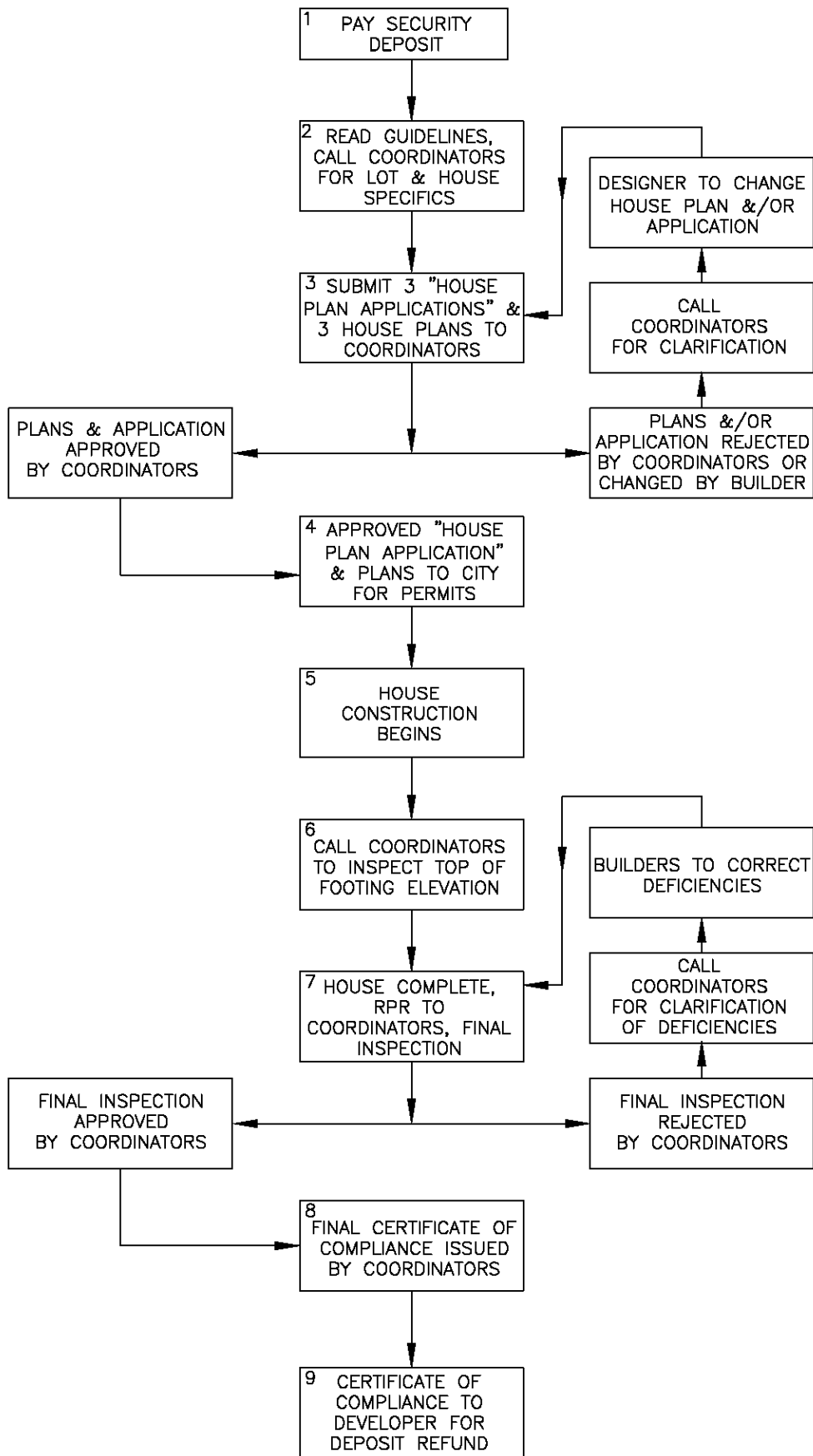
Step 2 Each home plan and site is unique. Designers & Builders are to read the Design Guidelines and contact the Guideline Coordinators prior to commencing the home plan design to enable them to provide any assistance and clarification and to avoid delays or significant changes to the plan.

Step 3 Complete and submit two copies of the “House Plan Application” form along with two complete copies of the proposed home plan with floor plans, elevations, and sections with furthest plumbing stack located and a site plan including all building grades, lot grades and setback information prior to construction of the home and to obtaining any building permits. A grade approval stamp will be supplied by the Guideline Coordinators once all grades have

been accepted. Applications and plans completed with all necessary information provided by Builder will be processed within 72 hours of receipt by the Guideline Coordinators. Incomplete applications will be returned to the applicant and must be resubmitted when complete. One set of plans will be retained by the Guideline Coordinators and one set will be returned to the Builder. Minor changes from any previously approved submission must also be submitted in writing to the Guideline Coordinators in triplicate. Major changes must reapply for approval. Additional review fees may apply upon resubmission.

- Step 4** The Builder is to pick up, from the Guideline Coordinators, a copy of the stamped and approved plans with the application and is to be submitted to the City of Lethbridge for building permits.
- Step 5** Not less than 48 hours prior to commencement of construction, the Builder, at his option, may provide the Developer with a pre-construction inspection report. If no inspection report is received by the Developer, the Builder assumes responsibility for the condition of the surface improvements (i.e. sidewalk, curb, water valves, etc).
- Step 6** The Builder is responsible for ensuring that the final lot grading is in agreement with the Guideline Coordinator's stamped and approved lot grading plan. Any corrections are the responsibility of the Builder.
- Step 7** The Builder will notify the Guideline Coordinators of the final completion of the house. The Builder will supply a surveyor's Real Property Report, (RPR), at this time to verify the homes as-built setbacks to the property lines. The Guideline Coordinators will then do a final inspection of the home and lot and report any deficiencies to the Builder within 7 days.
- Step 8** The Final Certificate of Compliance with Design Guidelines will be issued when the following have been completed, inspected and approved by the Guideline Coordinators:
- the house/garage as per approved home plan,
 - the lot grading as per approved grading plan,
 - loam/top soil applied to the lot,
 - driveways, on site sidewalks and patios
 - deficiencies & repairs completed to the house, utilities, curbs or sidewalks
- Step 9** The Builder will present the Developer with the approved Final Certificate of Compliance for the refund entitled. The Security Deposit will be refunded to the Builder once all guidelines have been successfully met.

STEPS FOR GUIDELINE APPROVAL



4. **Contact Us**

The Developer

Melcor Developments Ltd.

Neil Johnson, Vice President

Land Development Division, Lethbridge

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Design Guideline Coordinators

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The most recent version of the following information can be found on the following web site www.patching.ca/melcor or www.melcor.ca and follow the links to Paradise Pointe at Canyon Crest for:

- Canyon Crest Design Guidelines
- Information and examples of the Craftsman Style
- Lot information
- The Design Review Form
- The Final Inspection/ Damage Deposit Report form

Some contents listed above are available only to Builders and their elected representatives.

Appendix A
PARADISE POINTE at CANYON CREST
PHASE 4

1. Minimum House Size and Garage Specifications

The minimum houses size accepted are listed below. Homes designed in proportion to their lot will best suit the community aesthetics with consideration to adjoining and nearby homes. Home plans will be reviewed for size and massing. The minimum specifications may be adjusted at the discretion of the Guideline Coordinators. All areas listed below are foot prints only and include exterior walls. Garage areas are excluded from minimum house sizes listed.

Lots # 20 to 29, Block 5

Bungalow	1400 Sq. Ft. Total
Split Level	1800 Sq. Ft. combined with a minimum 1200 Sq. Ft. footprint
Two Storey	2000 Sq. Ft. combined with min. 1200 Sq. Ft. on Main Floor

Lots # 7, to 18, Block 4

Lot # 18 to 19, Lots #30 to 33, Block 5

Bungalow	1200 Sq. Ft. Total
Split Level	1600 Sq. Ft. 2 floors Combined with a minimum 1000 Sq. Ft. footprint
Two Storey	1800 Sq. Ft. 2 floors Combined with min. 1000 Sq. Ft. on Main Floor

Garages

All garages are to be minimum two car, attached. Side driveways are encouraged where possible but garage side must be maintained as indicated by a triangle on SURFACE INFORMATION PLAN.

See Appendix B for Exterior Details & Features.

Appendix B

PARADISE POINTE at CANYON CREST

1. Exterior Details and Features

All elements chosen to detail each home must be consistent with the Craftsman/ Arts & Crafts architectural styles.

* = details & features that **MUST** be included on all homes. All homes must also include three other different elements from the details and features listed that are not noted with an asterisk

1.1. Entrances - Details & Features

- * Entrances are to be clearly visible from the street.
- * House numbers must be clearly visible from the street
- * Arched overhangs with a low radius
- * Porches, large & wide with railings & detailed posts
- * Dormers over entries are acceptable
- * Posts may have rock or shingle bases with single or double wood columns over



1.2. Exterior Walls – Details & Features

- * Vary textures, materials & colours.
- * The entire home cannot be only one main material
- * Wrap finishes, a min of 24” around corners
- * Battens around windows & doors of contrasting textures &/or colours
- * Shutters at windows if appropriate to design
- * Walls at gable ends with battens or gable ornamentation true to style
- * Gable ends with louvered attic vents
- * Decks at main floors



1.3. Roofs – Details & Features

- * Maximum roof pitch 12/12, Minimum roof pitch 4/12
- * Minimum overhang 8” on higher pitches, Minimum overhang 16” on lower
- * Breaks in higher roof pitches with lower pitch overhang
- * Gable end or shed Dormers are encouraged
- * 2nd Floor decks inset into higher pitched roofs
- * Chimney caps to be boxed out and flared at base and/or trimmed with battens or bump outs
- * Stained or painted knee brace or porch brackets under eaves
- * Gable end false truss type details
- * Gable end arched overhang & fascia



1.4. Windows – Details & Features

- * Window proportions & arrangements consistent with Craftsman window styles.
- * Three panel sets of windows with muntin bars in upper panes
- * Small square windows
- * Low radius arched windows
- * Bumped out Bay windows with panel details (no bow windows)



1.5. Garages – Details & Features

- * Garage located on correct side of lot, as shown on the surface information plan.
- * Attached, two car garages minimum
- * Side drive garages preferred where possible & on larger & corner lots
- * Front drive garages where side drive not possible
- * Min. 1' wall on each side of 16' large garage door or each side of each single overhead door
- * Where offset pairs of single doors exist, set back a min. of 24"
- * Linear or arched trim or bump outs over & around overhead doors



2. Exterior Finishes

Quality finishes chosen should best reflect the design style of the home and be applied tastefully to all exposed exterior surfaces. The Guideline Coordinators have the authority to alter or assign exterior finishes and colours in consultation with the Builder to provide variety on each street.

* = finishes that MUST be included on all homes

2.1. Exterior Wall & Trim Finishes

- * The entire home cannot be of only one main material or finish, nor of only one texture
- * Min. 4½" siding profile wood, hardboard or vinyl; flat or embossed horizontal siding
- * No vertical or diagonal siding except where used as trims or battens
- * Stucco to be standard or acrylic, smooth troweled or lightly textured
- * Cultured stone or natural rock – minimum of 70 Sq. Ft. required on front elevations to be complimentary to colours here listed.
- * No brick, except for chimneys
- * Stained or painted shakes & shingles or vinyl shake style siding on walls, gable end or posts.
- * Min 4" trim, with contrasting or complimentary colours, in wood batten boards, stucco bump outs, Smartboard, or non-glossy metal trims in accepted colours & materials
- * Listed paint, stain and pre-finished finishes apply to accepted materials

2.2. Roof Finishes

- * Minimum Fascia 6"
- * All gutters & down spouts to match either the fascia or the trim colour
- * Dark tone asphalt architectural & higher quality shingles
- * Flat tiles with the look and colour of slate.
- * No shakes or wood shingles to roofs.

3. Colours

Soft colours of the Prairies, rivers and coulees are available. Colour samples of complimentary & coordinated combinations are available from the Guideline Coordinators who will assist in varying the colours on houses in close proximity to one another. Colour selections must be different between neighbouring houses. A combination of a minimum of three colours per home for major exterior features are to be selected and applied to the main exterior walls, the trims, doors, fascia & soffits and any other major feature of the homes exterior. The colour choices apply to all exterior home finishes & materials, to the roof, garage, doors and fencing. White, pink, blue, forest or mint green and most light coloured finishes are excluded, to face front, sides or rear. The acceptable colours are listed below.

3.1. Roof Shingle Colours

IKO – Western Canada Colour Availability

Sample Name	Accepted Colours
Renaissance XL	All colours accepted
Cathedral XL	All colours accepted
Regency	All colours accepted
Skyline 25	All colours accepted
Cambridge 50 & 30	- Dual Black - Weatherwood - Harvard Slate - NW Driftwood - Aged Redwood
Chateau	- Dual Black - Dual Brown - Driftwood - Weatherwood

BP Roofing – Life Style

Sample Name	Accepted Colours
Eclipse & Harmony Z	- Autumn Brown - Weathered Rock - Shadow Black - Twilight Grey
Mosaic	- Grey Marble - Onyx - Agate - Brownstone
Mirage	- Sandalwood - Sagebrush - Sahara

3.2. Soffit & Fascia Colours - (No gloss or semi-gloss finishes permitted)

Company Name	Accepted Colours
Royal Alumipro - Boncor	- Royal Clay - Royal Sand - Uni. Brown - Burgundy - Beige - Black - Copper
Gentek	- Sandalwood - Canyon Clay - Wicker - Slate - Black - Nutmeg - Burgundy - Tan - Sable
Kaycan	- Chocolate Brown - Black - Matchcoat Beige - Red Colonial - Prestige Beige - Commercial Brown - Matchcoat Sandalwood - Ivory - Sandalwood

3.3. Stucco Colours (Medium to Dark stucco colours only - #4, #5 and #6)

Standard Stucco

Company Name	Accepted Colours -#4 & #5 & #6
Imasco	<ul style="list-style-type: none"> - Med/Drk Harvest Gold # 46 - Med/Drk Suede #830 - Med/Drk Colonial Mbl#139 - Med/Drk Desert Plum #649 - Med/Drk Coastal Tan #34 - Med/Drk Empire Quartz2 #135 - Med/Drk Slate # 820 - Med/Drk Canyon Brush #136 - Med/Drk Dune #575 - Med/Drk Sunlit Almond #137 - Med/Drk Mountain Mist #131

Acrylic Stucco

Company Name	Accepted Colours
Dryvit	<ul style="list-style-type: none"> - Callahan # 451 - Winter Brown #347 - Coffee Bean # 336 - Irish Coffee # 365A - Spiced Tea # 366A - Toasted Almond # 372 - Rich Brown #373A - Brown Derby # 402A

3.4. Vinyl Siding Colours

Company Name	Accepted Colours
Journeymen - Premier	<ul style="list-style-type: none"> - Clay - Sand - Wicker - Driftwood - Almond - Hickory - Aspen
Waterford	<ul style="list-style-type: none"> - Sand -Tan- Pine- Khaki - Clay - Sandstone
Timberlake/Kaycan	<ul style="list-style-type: none"> - Bisque – Linen - Sage - Prestige Beige - Pebblestone - Wicker – Slate- Clay - Sandalwood – Mocha - Chocolate
Gentek	<ul style="list-style-type: none"> - Pebble - Canyon Clay - Almond - Khaki – Wicker – Sandalwood - Antique Ivory
Cedar Series	<ul style="list-style-type: none"> - Highland Cedar - Meadow Green - Rustic Red (accent only)
Residential	<ul style="list-style-type: none"> - Sand - Clay - Wicker
Norman Rockwell	<ul style="list-style-type: none"> - Canvas – Dusk - Spice - Mahogany – Suede - - Barn Red (accent only)
Nailite – Hand-Split Shake	<ul style="list-style-type: none"> - Trad. Cedar - Granite Gray - Natural Cedar – Potter's Clay - Weathered Clay
Nailite – Rough Sawn Cedar	<ul style="list-style-type: none"> - Khaki
Nailite – Perfection-Plus Cedar	<ul style="list-style-type: none"> - Adobe Clay
Kaycan-Davinci Kaycan- Eagle Rock Shakes and shingle	<ul style="list-style-type: none"> - Colonial Red – Prestige beige - Prestige beige-Sandalwood

3.5. Vinyl Siding Accent Colours – (Scalloped & shake type trims ends)

Company Name	Accepted Colours
Royal Designer Accents	<ul style="list-style-type: none"> - Rustic red - Clay - Wicker - Sand

3.6. Hardboard Siding

Company Name	Accepted Colours
Canexel – Ced’R-Vue	<ul style="list-style-type: none">- Pine Green- Acadia- Country Red (accent colour)- Black- Sierra- Yellowstone- Cedar- Mist Grey- Sand- Almond

3.7. Stone – (Natural or Cultured Stone)

Company Name	Accepted Colours
Coronado	All colours accepted
Eldorado Stone Profiles	All colours accepted
Boulder Creek Stone Products	All colours accepted

3.8. Shutter Colours

Company Name	Accepted Colours
All-Size Shutters	<ul style="list-style-type: none">- Black- Brick Red- Brandy Wine1. Sandalwood2. Cimmaron3. Sienna Brown

3.9. Decks, Railings and Post Colours

Company Name	Accepted Colours
Western Profiles – PVC	<ul style="list-style-type: none">- Tan
Acadia – Aluminum	<ul style="list-style-type: none">- Black- Sandalwood- Chocolate Brown- Or special order colours that match exterior colour list

3.10. Garage and Exterior Passage Doors

- Paints, stains or pre-finished in pre-approved colours on this list

3.11. Exterior Stains and Paints

Company Name	Accepted Colours
Glidden Solid Colour Stains (Or approved colour matched equal)	<ul style="list-style-type: none"> - Shaker Village - Burnt Tile - Green Pinion - Stratford Brown - Walnut - Gingerbread House - Row House - Rustique - Forest Black - Griege - Ochre Tan - Monterey Cliffs - Smoked Pearl - Burlap Gold - Old Navajo - Historic Tan - Wild Cranberry
Glidden Semi-Transparent Stains (Or approved colour matched equal)	<ul style="list-style-type: none"> - Eucalyptus Tree - Burlap Gold - Monterey Cliffs - Covered Bridge - Shaker Village - Chatham Green - Chestnut - Hawthorne Green - Plateau Grey - Cedar Brown - Cedar Tone - Walnut
Benjamin Moore	<ul style="list-style-type: none"> - New Fawn - Rustic Taupe - Taupe - Butternut - Chocolate - New Pilgrim Red - Briarwood - Cocoa - Bleached Driftwood - Ranger Brown - La Mesa Red - Barn Red - Redwood - Cedar - New Stone - Spanish Moss - Sandpiper
Sico	<ul style="list-style-type: none"> - 4153-42 Camelcoat - 4152-42 Wood smoke - 4149-63 Burnt Almond

4. Paints

Paints, by any manufacturer, must match the Stain, Stucco or Siding colours listed above.

Preserved and Pressure Treated wood must not be left unfinished. It is to be stained within 12 months of completion. Deck, Balcony and Veranda decking, railings and posts to be stained if made of wood or may be of pre-finished PVC or Aluminium in the accepted Stain colours.