



APPENDIX VI- NEW HOME DESIGN GUIDELINES

Dear Slopes Owner,

We have put together this package in order to assist the designing and building process on The Slopes.

Take the time to explore your new home site. Bring your family, walk and visit the site often and at various times of day: early morning to late evening. Have a picnic. Walk around your site from corner to corner visualizing the views, the colors, moods, and contours. A platform or ladder will allow you to explore the proposed platforms. Look back from the road, green space, or even your neighbour's property to consider issues of orientation, privacy, weather; etc. A site-specific design is required to be topographically integrated and to take advantage of all of the special qualities and needs of your family and the site. Communicate your building needs in a written program as well as your feelings about site, budget, timing, and expectations to your architect/designer.

Any questions or comments with respect to the Design Committee may be directed to the Design Committee: design@theslopes.ca

Step 1: Design Criteria

Designing a custom home should be an enjoyable experience. The Design Committee will assist with questions or concerns that may arise during this process.

Step 2: Preliminary Review

We strongly recommend that before proceeding with a complete set of construction drawings home owners make a preliminary submission to the Design Committee to ensure that their intended home is integrated into the landscape in an appropriate manner. At this stage the house design need not be finalized but a clear sense of the siting of the house in relation to lot setbacks, carriageways, topographic grades, building height, massing, and general design attitude are relevant. For this reason the Design Committee is requesting that all preliminary submissions contain the information requisitioned in this section.

Step 3: Construction

In order to ensure that the roads and property owned or controlled by the Slopes Community Association are appropriately protected from damage, the Owner/Builder Deposit Agreement must be signed and submitted with the required \$20,000.00 deposit to The Slopes Community Association. The Slopes Community Association will require an on-site meeting with their representative to ensure your understanding of Overland Drainage obligations and damage prevention methods. After receiving your Building Permit you may then proceed to excavate.

**Road bans are in effect for the community*

Step 4: Final Approval

There will be a final inspection of your home and lot to ensure that all the Overland Drainage obligations have been met.



Design Criteria

In assisting with the design and building of your residence, the Design Committee will provide advice and direction in consideration of the following factors:

- whether the proposed design has been designed specifically for the site and the building proposed is carefully integrated into such site;
- the siting of the building or other improvement, including massing and carriageway access;
- proposed landscaping, including future landscape development, with an emphasis on a minimum of changes to the natural drainage patterns and contours. Any proposed changes to existing grades, swales or existing drainage patterns must be accompanied by a proposed method of handling changes in the direction, quantity or subsurface loading of water. All such proposals for change must be approved not only by the Design Committee but by a soil engineering consultant retained by the party proposing to make such change, such soil engineering consultant to be approved in advance by the Design Committee;
- it will be a preference to use a predominance of one (1) material for exterior finishes, with a maximum of three (3) materials being considered desirable;
- generally all-natural materials are preferred, although plastics, metals, etc. may be allowed with special approval;
- generally soft, natural and earth tones are preferred;
- on sites with existing tree cover, a minimum of tree removal is preferred, large artificial areas and foreign flora are not considered to be desirable;
- the site or location of all buildings or other improvements should be approved by the Design Committee. The Design Committee will take into consideration the height, profile and proposed placement of buildings on the Lands in relation to the height, profile and location or potential location of other buildings or improvements on adjacent portions of the Lands in an effort to minimize obstruction of the view from other parcels as much as possible;
- buildings or other improvements to be constructed on the Lands shall be situated so that adequate distance is left between the buildings or other improvements and the front, back and side boundaries. A variation of the footprint within the yard requirements is desirable. Ordinarily such distances shall be at least:
 - Front yard: 7.5 meters from the designated entry side of the Designated Building Site
 - Rear yard: 7.5 meters from the rear boundary of the Designated Building Site



- Side yard: 7.5 meters from the side boundaries of the Designated Building Site
- Height: 10 meters maximum (depending on view protection) Remember: The Design Committee will take into consideration the height, profile and proposed placement of buildings on the Lands in relation to the height, profile and location or potential location of other buildings or improvements on adjacent portions of the Lands in an effort to minimize obstruction of the view from other parcels as much as possible;
- the architectural style and exterior finish of all accessory buildings and improvements located on a parcel shall normally conform to that of the dwelling house on such parcel;
- front driveways will normally be required for all houses but driveways may, in appropriate circumstances be shared. Driveways shall be constructed concurrently with the construction of a dwelling house on a parcel. Driveways may be constructed of stone, brick interlocking pavers, formed-in-place concrete or bomanite, and shall have clearly defined edges using precast, poured-in-place concrete or masonry curbs. The width of the driveway should generally not exceed 4.25 meters, should have a meander and should dump either to the side or the rear. Eventually mature landscaping should obscure visual access thru the carriageway. Entry to the Designated Building Site, including type and placement, must be approved by the Design Committee;
- from the commencement of construction the outer shell of a dwelling house should be completed within nine (9) months. Landscaping and all external construction should be completed within fifteen (15) months from commencement of construction;
- sidewalks and patios should be constructed of cedar or redwood (unpainted), textured or sandblasted concrete, brick, interlocking pavers, stone or red-rock;
- perimeter fencing is generally not permitted. Fences which attach to the buildings to form courtyards, terracing or building extensions are acceptable using materials, patterns and colors compatible with the overall design of the buildings located on the parcel;
- Animals should be contained to each individual building site by use of electronic "invisible" fences.
- terracing or retaining walls should be limited to an exposed height of 1.2 meters unless it can be shown that a higher wall is necessary. In this event, stepped terracing will be required to reduce visual mass. All retaining walls should complement the exterior building finishes and blend with the landscape. Local prairie or river-bottom stone, or masonry may be used. Concrete should be textured, articulated, sandblasted or bush-hammered. Wood walls should be covered with natural or stained cedar. Plantings of vines, bushes or trees should be placed so as to reduce large unbroken surfaces;
- chimney finishes on all buildings on the Lands shall be brick, stone or the same materials as the walls of the buildings of which they form a part;
- the dominant exterior finish on each building should be carried around all elevations and should not be limited to the front elevation.



- all dwelling units should have an enclosed garage suitable for storing a minimum of two automobiles. Garages may be attached, detached or underground;
- no concrete foundations of any buildings on the Lands should be exposed to a height of more than one (1) foot above ground level;
- any exterior lighting should be selected, designed or placed in such a way as to be indirect from all angles of offsite viewing;
- roof design and materials should be in compliance with the following:
 - roof pitches must be compatible;
 - good quality sawn cedar shingles are permitted, as are clay, slate, rubber and concrete roof tiles in flat profiles. Asphalt or composition shingles should not be used. Standing seam lead or copper is permitted;
- the minimum gross ground floor area, excluding garages, balconies, verandas or other appurtenant structures, of two- storey residences should normally be 1,500 square feet, a split-level residence 2,000 square feet, a one-and-one-half- storey residence 1,800 square feet and a single-storey residence 2,200 square feet.

Contact Information

Should the Design Committee have questions, they should contact:

Name: _____

Title: _____

Phone: _____ Mobile: _____

Email: _____

Address: _____

Signed: _____

Print Name: _____

*Please note that correspondence from the Design Committee, including indications of approval, will not normally be returned. Materials should be picked up.

Please use the following to assist in your design and construction planning and when seeking assistance of the Design Committee.



Circle One

Does this submission include two (2) complete sets of review materials at 1:100 (1/8" scale) including:

- Yes No site plan?
- Yes No construction documents (working drawings and specifications)?
- Yes No any required material samples (anything not already in use)?
- Yes No colors?

Do your Construction Documents include:

- Yes No building floor plans?
- Yes No building elevations showing existing and final grades?
- Yes No minimum of 2 building sections showing pertinent heights?
- Yes No roof plan?
- Yes No specifications?

Do the Plans show:

- Yes No cardinal north?
- Yes No property lines with lot dimensions?
- Yes No roadway in relation to the lot?
- Yes No the Driveway and Guest Parking area?
- Yes No your neighbours' Driveway and Guest Parking area?
- Yes No all floors, including basement, with square footage clearly shown?
- Yes No setbacks with building envelope clearly marked?
- Yes No easements and/or encroachments (if any)?
- Yes No utility connection locations?
- Yes No electrical meter location?
- Yes No water meter location?
- Yes No building location and top of foundation elevations construction access and parking?
- Yes No general landscaping intentions?
- Yes No walkways, patios, and covered porches?
- Yes No removal of any existing plant materials?
- Yes No fencing, terracing, and retaining walls (if needed)?
- Yes No "invisible" fence for animal's location (if needed)?

Do the Topographical lines clearly identify:

- Yes No existing and proposed contours?
- Yes No heights of existing topographical lines?
- Yes No any changes to grading required in terms of cutting or filling?
- Yes No general character of drainage?
- Yes No general character of neighbours' drainage?



Does the footprint of the house clearly identify:

- Yes No exterior dimensions of house?
- Yes No height of top of main sub-floor in relation to topographical information?
- Yes No dimensioned relationship of house setbacks (from closest point on each side)?

Do all the architectural elevations clearly identify:

- Yes No heights of all floors?
- Yes No line of existing contours in relation to elevations?
- Yes No dotted line of any changes to existing contours in relation to elevations?
- Yes No notation of materials?

Have you included information/samples of colours and materials to communicate general design?

- Yes No

Have you included the Owner/Builder's Deposit Agreement with the required \$20,000.00 deposit?

- Yes No

Have you arranged an on site meeting with the Design Committee to review the Overland Drainage obligations and damage prevention methods?

- Yes No



Landscape Plan at 1:100 (1/8" scale) should include:

- existing and proposed plant locations (heights, type, calliper)
- sodded and seeded areas
- accessory structures
- exterior lighting (low voltage)
- decks, patio and walkway locations
- drainage design
- plant list
- irrigation system
- fencing and entrance walls

House Plans at 1:50 (1/4" scale) should include:

- floor plans indicating square footage
- elevations (all 4 sides) clearly showing existing and proposed grades

Plot Plan at 1:100 1:100 (1/8" scale) should include:

- clearly defined 7.5 metre setbacks
- footprint of house
- driveway/carriageway
- street and name
- driveway/carriageway of neighbours



Please complete the following in full before submitting to the Design Committee.

DATE:	
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NAME OF SLOPES OWNER	
MUNICIPAL ADDRESS	
NAME OF ARCHITECT/DESIGNER	
NAME OF BUILDER/CONTRACTOR	
SOLE CONTACT PERSON	

WINDOW SPECIFICATIONS		EXTERIOR DOOR (S) SPECIFICATIONS	
Color		Manufacturer	
Glass Type/Color		Series/Model	
Other		Color	
		Other	

GARAGE DOOR DETAILS (FLUSH PANEL ONLY)		CARRIAGEWAY FINISHES/MATERIALS	
Color		Primary Surfaces	
Window Type		Trim / Edges	
Other		Other	

EXTERIOR WALL SPECIFICATIONS		CHIMNEY SPECIFICATIONS	
(1) Material		Materials / Finishes	
Color (Provide Sample)		Chimney Cap Type	
Foundation Materials		Other	
(2) Material		ROOFING SPECIFICATIONS	
Color (Provide Sample)		Materials (Provide Sample)	
Other		Color & Texture	
		Gutter/Downspouts Materials, Colors	
		Overhangs	
		Roof Pitch	
		Other	

IMPORTANT:



The Slopes Community Association • Resident Information Package

Have both the architect / designer and the owner reviewed the site on-site?

YES NO

PLEASE CIRCLE

How does the driveway tie into the roadway? Please show on drawings.

Please Note:

- Material Samples must be provided.
- Drawings must include Original & Modified grades on front, sides, and back elevations
- Must include plot plan
- Landscaping plan must be submitted with building plans



BUILDING DEPOSIT AGREEMENT

Re: Address _____ Lot. _____, Plan _____
(The "Property")

We _____

Collectively, "Owner/Builder", do hereby deposit with THE SLOPES COMMUNITY ASSOCIATION the sum twenty Thousand (\$20,000) Dollars (the "Building Deposit") and agree to the following terms and conditions;

1. The Building Deposit shall be held by The Slopes Community Association as a security deposit:
 - (a) to ensure that the Owner/Builder reimburses The Slopes Community Association for any damage caused to the roads, building, sites, personal property or common areas adjacent to the Property caused by the Owner/Builder or their subcontractors, employees or agents.
2. The Slopes Community Association shall, in addition to any other remedies available to it, be entitled to forfeit the Building Deposit as damages should the Owner/Builder fail to comply in all material respects with the provisions of the Overland Drainage Agreement. Without restricting the generality of the foregoing, it is expressly acknowledged and agreed that any change in the current drainage patterns of the Property, except as approved in writing by the Design Committee, or damage to the Overland Drainage Facility shall be conclusively deemed to be material.
3. The Slopes Community Association shall, in addition to any other remedies available to it, be entitled to deduct from the Building Deposit any damages incurred by The Slopes Community Association arising from the activities of the Owner/Builder, their contractors, agents or employees in undertaking work on the Property, including, without restricting the generality of the foregoing, any damage caused to roads, curbs, adjoining lots or common areas in the subdivision in which the Property is located. It is acknowledged and agreed that any damage caused to the roadway and curbs immediately adjacent to the Property following the acquisition of title by the Owner/Builder shall be conclusively deemed to have been caused by the Owner/Builder or their contractors, employees or agents.
4. The Owner/Builder shall be notified in writing of any decision by The Slopes Community Association to forfeit all or any portion of the Building Deposit. The Owner/Builder shall have ten (10) days following receipt of The Slopes Community Association's written notice to appeal the decision of The Slopes Community Association to forfeit all or a portion of the Building Deposit to the Design Committee, the opinion of which relating to the forfeiture of the Building Deposit shall be final and conclusive
5. In the event that all or any part of the Building Deposit is forfeited by The Slopes Community Association during the construction process the Owner/Builder shall forthwith pay to The Slopes Community Association such additional funds as will again bring the Building Deposit to \$20,000.
6. Upon completion of the construction on the Property and an inspection by the Design Committee indicating that construction has complied with the approvals given and that no damage to roads, building sites, personal property or common areas adjacent to the Property has been caused by the activities or actions of the Owner/Builder or their contractors, employees or agents, the Building Deposit or any balance remaining shall be returned to the Owner/Builder. No interest shall be paid on the Building Deposit
7. The Owner/Builder acknowledges and confirms that it will not commence any construction activities on the Property unless and until the Building Deposit has been paid to The Slopes Community Association. By signing below, The Slopes Community Association acknowledges receipt of the Building Deposit.

Executed at Calgary, Alberta, on the _____ day of _____ 2 _____

Signature of Owner/Builder

Print Name of Owner/ Builder

Address of Owner/Builder

Telephone Number

Fax Number



The Slopes Community Association _____ per: _____

In order to ensure final approval and a full refund of the \$20 000.00 building deposit agreement, the following requirements must be met:

- Pre-construction and post-construction checks will be made to determine if any damage has occurred during the construction process. Damages will be to the lot owner's account.
- Prior to commencement of construction, a lot access road aligned with the approved driveway location must be installed. It must include a 300 mm culvert.
- All ditches at the front of the property must be maintained at 0.5 metres depth and a 3 to 1 slope.
- Runoff from lot is to be controlled with silt fences or other approved means to prevent silt entering the ditch. Any silt released from the lot into the ditch or culverts will be removed at the Lot owner's expense.
- Damage to the ditch profile or grass protection beyond the access road will be repaired at the lot owner's expense.
- The Lot owner is responsible for weed control on his / her Lot. If weeds are not adequately controlled an independent weed technician will be engaged to effectively spray the weeds at the Lot owner's expense.
- Building excavation will be strictly controlled during spring road ban period. During this period, truck loading will be reduced or banned entirely depending on road conditions at the time.
- A Developer's representative and a member of the Design Committee will together perform a final inspection to ensure there has been no damage to the roads and common area and to ensure that the overland drainage facility (ditches most commonly) has not been damaged.