

DESIGN GUIDELINES

APRIL, 2000

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Prepared by the
Architectural
Review Committee

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Revision 1
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JAMES RIVER RETREAT

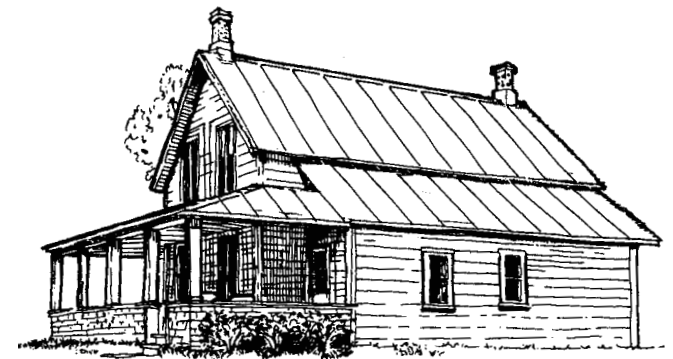
is a magnificent natural landscape, boasting all the splendour of the Alberta foothills. Open grassy meadows flow into wooded slopes, and intimate views of creeks flow into the peaceful river valley, set against dramatic vistas of rolling hills, and the Rocky Mountains beyond.

In this extraordinary setting there is an opportunity to create a community of rare quality. Drawing on the best traditions of architecture, and looking to the land itself for design inspiration, its forms, colours, and textures - it is possible to create a community in harmony with its natural setting.

These Design Guidelines are intended to help the lot owner to realize this opportunity. Our common goal is a community of timeless beauty and lasting value. This document doesn't simply establish a restrictive set of rules, but rather is intended to achieve a balance. On one hand, common design elements on all properties will create a sense of unity. On the other hand, great flexibility is allowed, to encourage innovation and creativity in individual homes and cottages.

BUILDING IN THE FOOTHILLS

From the earliest times, people have built in the foothills in response to the land and the climate. The first were the native peoples, whose picturesque clusters of dwellings in unspoiled valleys were models of harmony with nature. When Canadian and European settlers arrived in the late 1800's, they built farmsteads that had much in common with the native encampments before them. Houses were straightforward, compact structures of plain but readily available materials. Roofs were simple gable or hipped forms, and adornment, if any, was very restrained. These homes, whether on farms or in the new towns, had a modest character, with an



An Alberta ranchhouse



unpretentious charm that was highly attractive. With increasing prosperity, houses were expanded or replaced. Even as they grew in complexity, with new wings, dormers, and porches - the homes retained their original clarity and unstudied appeal.

Some years later, the maturing west drew a greater diversity of architectural styles. Interpretations of medieval styles such as English Tudor and French country were popular, and elements of new movements such as Arts and Crafts and Craftsman found their way into the architectural vocabulary of Alberta's ranches and prairie towns. However, running through this diversity were a number of common threads, shared characteristics which distinguished many foothills buildings, and can be used today as sources of inspiration at James River Retreat:

- Materials were chosen from those at hand: river rock, slate, timber and cut lumber;
- Building forms were compact, in response to the climate;
- Buildings were organized to form sheltered yards;
- Sloped roofs were used to shed snow, with overhangs to protect porches and walks;

- Trees and shrubs were preserved, and new trees were planted to provide shade and shelter from cold winds;
- South windows were large, to collect the winter sun.

These traditions gave foothills buildings a strong sense of belonging in their natural context.

The landscape of the Alberta foothills and the ranching communities that grew in it look the way they do because of the particular natural and historical forces in play at the time. Whimsical French chateaux, Roman villas, and Swiss ski lodges are not appropriate here. These styles developed naturally in different places in response to different climates and landscapes.



Typical Craftsman bungalow

ARCHITECTURAL DESIGN GUIDELINES

MINIMUM and MAXIMUM SIZE

The minimum footprint (the area of lot covered by the main floor) is proposed at 600 square feet, not including decks or porches. The maximum total of main and second floors is 1800 sq. ft. The decision rests with the Board of Directors to determine whether or not a proposed home size is suitable, given its orientation and surrounding vegetation.

SITE PLANNING

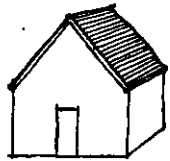
The siting of the home and any accessory buildings is critical to the design success, not only of individual homes, but to the neighborhood as well. Great care and consideration should be taken when choosing the locations of buildings. Staggering of houses on adjacent lots can provide for privacy, separation, and more pleasing views. All elevations of buildings should be interesting, but those facing a neighbor, or those visible to the public, must be given special consideration.

BUILDING FORM

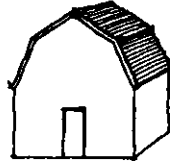
All building faces must be kept to a maximum of two storeys. If there is a



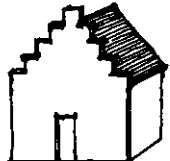
ROOF TYPES



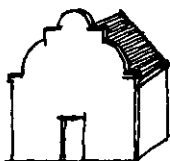
gable



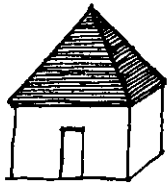
gambrel



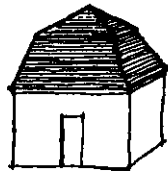
*parapeted
gable*



*Flemish or
Dutch gable*



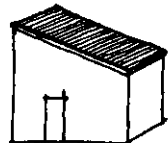
hip(ped)



mansard



*cross
gable*



shed

third floor, i.e. in a walkout situation, the upper floor must be built into the roof using dormers and gables.

ROOFS

The roof is the *largest single element of the house*. As the style of the roof could determine the style of the house itself, it must be creatively designed. Details such as overhangs, gables, dormers, chimneys and brackets can add considerably to the visual interest of the roof. Front porches are encouraged, but should be a minimum of 1.8 m (6 feet) in depth in order to be truly useful.

- Main roof pitch - minimum 7 in 12.
- Roofing material - 30-year warranty laminated asphalt shingles *or* standing seam metal.
- Flashings should be prefinished or painted to blend with the roof colour.
- Roof vent colours should blend with the roof colour.

* *Roof colours must be approved by the Board of Directors.*

EXTERIOR FINISH AND COLOURS

Detailing that is used on the front elevation must be continued on the side and rear elevations, and no elevation may be comprised of a single material alone. At a minimum, exterior elevations must be broken up or punctuated by a horizontal belt of a

different material, ie 10" Smartboard of a contrasting colour at eaves height, separating siding above and below. Combinations of a primary finish (i.e. siding or stucco), a secondary finish (i.e. wood shingles), and an accent material (i.e. Smart Trim or stone) is highly encouraged. Details must be true to the nature of the material. For example, masonry is solid and able to carry heavy loads, therefore should extend to ground level, or must appear to be well supported. Stucco block-outs as accent trims are not permitted. Parging should be kept to a minimum, but should not exceed 1.2 m (48") in height from any finished grade.

A successful colour scheme gives equal consideration to the roof, trim and the main colour, and how well they work *together*. Trim details should be of a lighter (or darker) colour in contrast to the main colour.

* *Exterior colours must be approved by the Board of Directors.*

Cladding

Horizontal or vertical siding including:

- Vinyl lap siding (one colour only)
- SmartSide Lap Siding, Hardiplank Lap Siding
- Cedar
- Wood shingles, SmartShingle,



Hardishingle (in combination with another material)

If using siding, care must be taken to eliminate or reduce lap joints in vinyl and butt joints in cedar or hardboard.

Note: There are many new products on the market that offer great advantages (i.e. non-combustability, fade resistance) over traditional wood and vinyl siding and trim products. Two manufacturers worth checking are:

- Louisiana Pacific www.lpcorp.com
- James Hardie www.jameshardie.com

Masonry

- Stucco
- Stone and cultured stone
- Parging

Window & Door Trims

Trims (also called battens) are required on all windows and doors above basement level.

- Minimum 4 1/2" width
- SmartSide Trim or HardiTrim
- Wood, vinyl, or aluminum
- Stone or cultured stone

Note: Stucco trims are discouraged

Flashing

- All flashing should be pre-finished to blend with the roof or siding material.

Fascia, Soffit, Eave and Gutter

- Prefinished aluminum soffit and fascia and LP Smart and James Hardie products are highly recommended from a maintenance viewpoint, however painted or stained wood (excluding OSB) are also acceptable.
- SmartSide Trim, SmartSide Soffit, HardiTrim, HardiSoffit
- Prefinished aluminum eavestroughs and downspouts

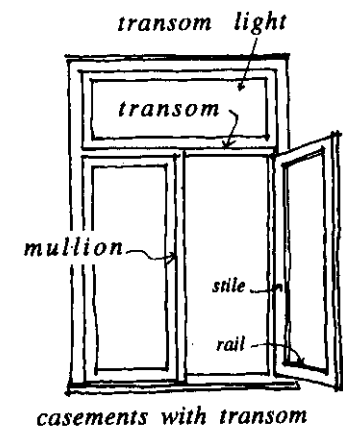
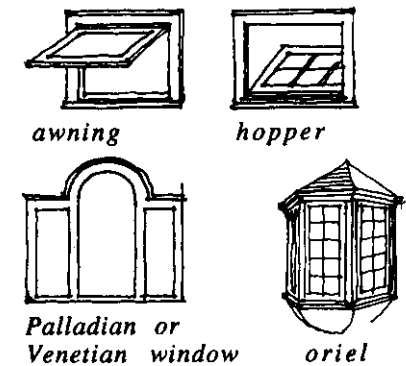
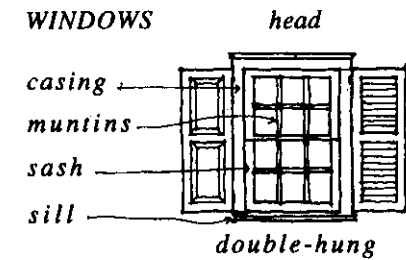
Railings

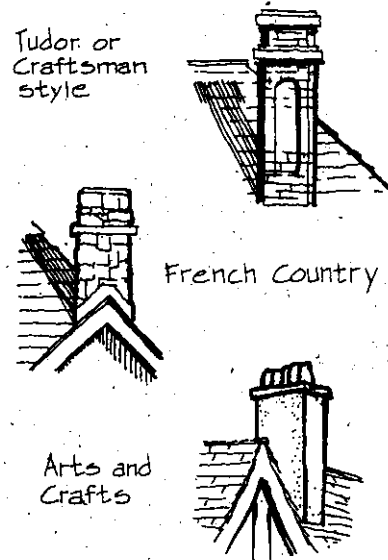
Rails and spindles may be wood, vinyl, wrought iron, aluminum, or glass panels. Many new maintenance-reduced and maintenance-free materials are also available for railings, and are encouraged.

Doors & Windows

Doors and windows provide visual interest and rhythm to a house, and project a sense of warmth and welcome. However, if too many or too few shapes or sizes are used, a wall can look cluttered and awkward, or blank and boring.

- Large windows should be subdivided into smaller sections by substantial mullions. Large undivided sheets of glass are discouraged.
- Muntin bars are strongly encouraged; partial coverage of windows with muntin bars (i.e. top half of window) is acceptable.





Creative chimneys add considerably to the visual interest of the roof

Chimneys, Metal Flues and Roof Vents

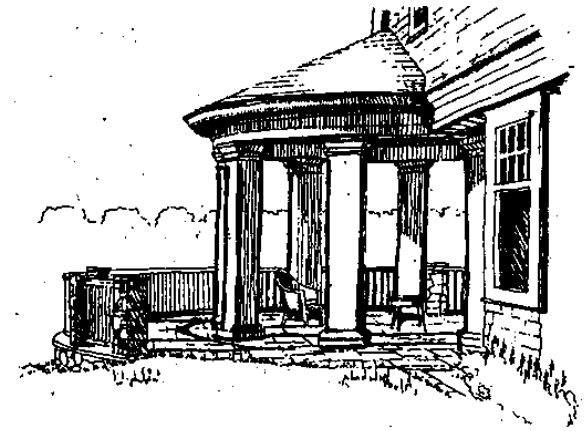
The hearth is perhaps the strongest image of the home, speaking of warmth and security. The chimney is the outward symbol of the hearth, so it is a very important element of the house, and consideration should be given to its design.

- Stone or cultured stone, stucco, or wood shingles are appropriate materials; vinyl or wood siding is not.
- Metal flues must be enclosed in more substantial chimney structures; a maximum of one foot of flue can protrude beyond the chimney structure.
- Roof vent colours should blend with the roof colour.

FRONT ENTRANCES

Front entries should be featured prominently on the front elevation.

- All elevations should be interesting, especially the front, but more so when facing a neighbor, or visible to the public.
- Front entries should be inviting, offer a sense of protection and shelter, and be designed to a human scale.
- To emphasize the entrance way, the use of heavy beams and columns, porticoes, courtyards and wide staircases are encouraged.
- Two storey arches or pillars are not appropriate here.



PORCHES, VERANDAHS, & DECKS

Front porches, verandahs and entry garden walls add depth to the house and increase the sense of integration with the landscape.

- Porches are highly appropriate; areas underneath must be enclosed to present a solid, sturdy appearance.
- Columns that support porches, verandahs, and decks must appear robust enough to carry the load above; if steel posts are used, they must be enclosed in a column (12" square or round minimum).
- Stone and cultured stone, heavy timber, wood and wood shingles are appropriate materials for columns; vinyl siding, wood siding, and stucco are not.
- Decks less than 5 ft high from finished grade must have their



underneath enclosed to eliminate a potential fire hazard.

- Many new maintenance-reduced and maintenance-free materials are available for decking, and are encouraged.



A generous porch

LIGHTING

Outdoor lighting should provide subtle illumination for safety and highlighting of special architectural or landscape elements. In a natural setting without streetlamps, even a 50-watt light source seen from an adjacent lot can become an irritating distraction.

- Exterior fixtures must not have bright light sources.

- Care must be taken to minimize the visibility of exterior light fixtures to neighbors; preferably choose fixtures that are opaque, and shine primarily downward.

FENCING

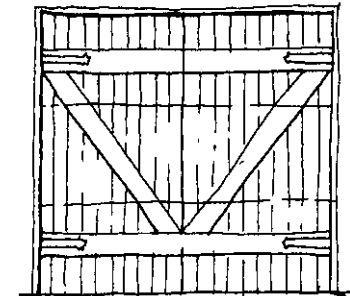
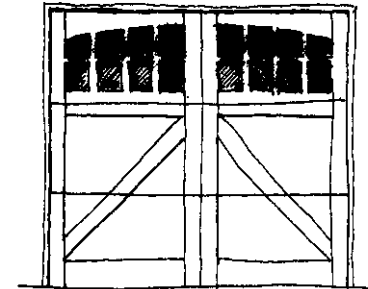
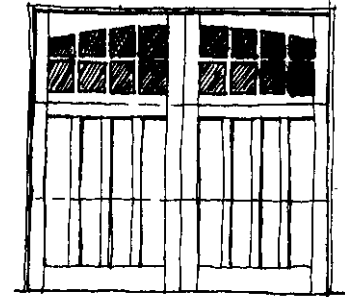
Fencing should be kept to a minimum. Styles and colors must be approved by the Board of Directors.

GARAGES & SHEDS

The garage or shed should be a separate building, and in the tradition of the farmstead, should be sited to create a protected and private courtyard between itself and the home. Maximum size is 624 sq. ft. Attached garages will be considered.

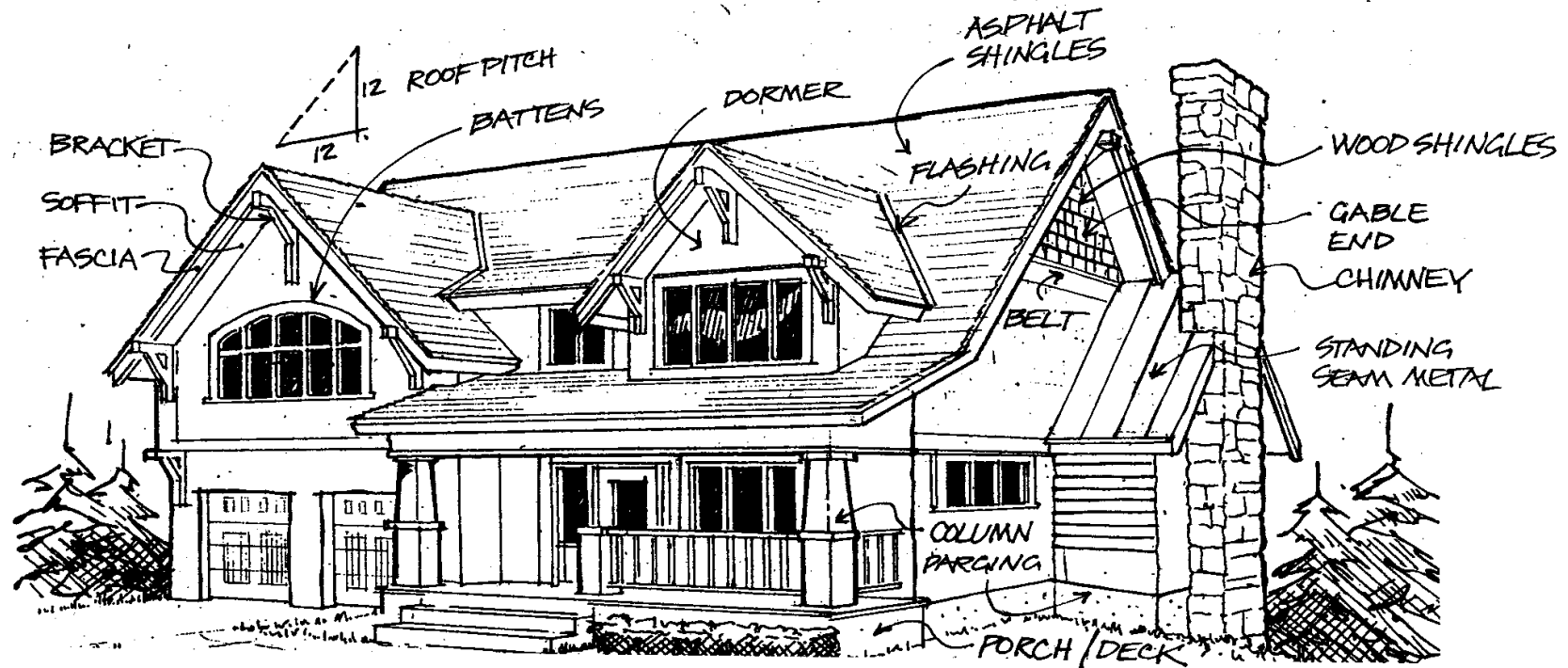
- Architectural detailing, materials and colours must be consistent with and, especially for the garage, applied to the same level as the home.
- Garages and sheds should be sited so as to hide the doors, but elevations facing a neighbor, or those visible to the public, must be given special consideration.

It is the member's responsibility to be familiar with and adhere to all Clearwater County development requirements. Please visit them at www.county.clearwater.ab.ca



Many attractive garage doors are now available on the market

GLOSSARY OF TERMS



ACKNOWLEDGEMENTS

Content for this document was derived largely from the following sources:

ELBOW VALLEY DESIGN GUIDELINES
Hopewell Development

TANGLEWOOD DESIGN GUIDELINES
Hopewell Development

WENTWORTH ARCHITECTURAL GUIDELINES
Dundee Developments

AMERICAN HOUSE STYLES
John Milnes Baker

MUNICIPAL PLANNING GUIDELINES
www.county.clearwater.ab.ca



FINAL DESIGN CHECKLIST

Owner & lot number: _____ Telephone: _____
Email: _____ Date: _____

This application will be considered complete when all of the following have been submitted:

- Site Plan (this may be an accurate scale drawing; a survey document is not required)
- Floor Plans for all levels (except basement)
- Elevations for all four sides
- Materials and Colours list - all exterior materials and colours, roofing materials and colour, trim material and colour

PROPOSED EXTERIOR MATERIALS & COLOURS

| ITEM | MATERIAL | MANUFACTURER | COLOUR | SAMPLE (Y/N) |
|---------------------|----------|--------------|--------|--------------|
| Roof | _____ | _____ | _____ | _____ |
| Primary Cladding | _____ | _____ | _____ | _____ |
| Secondary Cladding | _____ | _____ | _____ | _____ |
| Accent | _____ | _____ | _____ | _____ |
| Window & Door Trim | _____ | _____ | _____ | _____ |
| Foundation | _____ | _____ | _____ | _____ |
| Chimney | _____ | _____ | _____ | _____ |
| Soffit | _____ | _____ | _____ | _____ |
| Fascia | _____ | _____ | _____ | _____ |
| Porch/Deck Surface | _____ | _____ | _____ | _____ |
| Porch/Deck Railing | _____ | _____ | _____ | _____ |
| Porch/Deck Spindles | _____ | _____ | _____ | _____ |