Ranchers' Rise

Architectural Design Guideline

PHASE 13

Updated Feb 2023

LAMONT

RESPECTING LAND & PEOPLE

INTRODUCTION

Ranchers' Rise is the current development in the Okotoks Air Ranch residential community, located in the Northeast quadrant of the Town. Architectural design guidelines as described in this package will be coordinated by Lamont Land.

Future phases of Ranchers' Rise will carry the architectural theme that has been consistently demonstrated in the previous phases of the development and will maintain the same value statement as communicated previously. This document outlines the design principles necessary to meet this goal and will direct homebuyers, designers, and builders towards creating aesthetically pleasing and complimentary building forms throughout the development.

Houses will obtain their architectural style by using historical detailing and building massing from the five building forms/styles listed in this package**. NOTE: The Obstacle Height Limitation Surface (OHLS) Documentation forms part of the Architectural controls for Ranchers' Rise.**

OBJECTIVES

The architectural controls described herein will be the mechanism by which each new home will contribute to the high level of aesthetic value that is shown in the Ranchers' Rise community. House plans will be reviewed in terms of their adherence to the Town of Okotoks Land Use Bylaw and the guidelines detailed in this document, however it is the builder's responsibility to ensure compliance with all Town of Okotoks land use bylaws. Lamont Land may request certain modifications where it is felt an adjustment is required to take advantage of unique lot characteristics or to conform to the overall guidelines of this document.

This package will encourage builders in Ranchers' Rise to incorporate design elements from one of the five building forms for any new residence in the community. The overall design concept will project a natural and traditional theme through the use of stucco and stone or brick detailing. Applicants may provide alternative details to those outlined in the guidelines; however, they must demonstrate conformity to the goals and objectives of this design package. The acceptability of submitted alternatives is solely at the discretion of Lamont Land.

Conformity to the design guidelines does not supersede the approval process and requirements of the Town of Okotoks, which include the appropriate building permits to construct the house and inspections of the property by representatives of the Town.

SECURITY DEPOSIT

Builders – A $20,000 letter of credit (damage deposit) is required from each builder. If used, it must be replenished back to $20,000.

This letter of credit is required upon signing on the Lot Purchase Agreement and will be held until the builder has completed the requested final inspection of the last lot/house and confirms adherence to the design guidelines. No interest will be paid on this deposit.

The process for dealing with damage to infrastructure is as follows:

1. The builder will conduct a pre-construction inspection, fill out the pre-construction inspection report through the Lot Works software and submit it to the Developer prior to commencement of any construction work. The report will identify and clearly state the presence and extent of any damage (i.e. 2 flags cracked, service valve bent, etc.) to the existing infrastructure (including photos). The builder must supply this report in order to avoid being charged for unnecessary repair costs. Any infrastructure damage not noted in the pre-construction inspection report will be charged to the builder for the cost of repairing. The report will include, but is not limited to, the following items:
    a. Sidewalks
    b. Curbs and gutters
    c. Drainage swales
    d. Fences, walls, and gates
    e. Street lights
    f. Transformers, utility boxes, and telecommunications pedestals
    g. Service connections
2. Following the completion of construction, Lamont Land will inspect the lot and identify damages and submit a post-construction report to be signed off on by the builder. Lamont Land will arrange for the repair of such damages at Final Acceptance and will back-charge the builder for the cost of repair to all damage to items that occurred after the date of the pre-construction inspection report. All retaining walls outlined on the approved submission must be built and inspected prior to the release of any damage deposits.

DESIGN REVIEW PROCESS

1. The builder shall submit their plans and color selections through the **Lot Works software** with the following information;
    a. Drawings of the house plans, elevations, and sections at 1:50 metric or 1/4", 3/16", or 1/8" scale, fully dimensioned with the exterior material selections clearly identified.
    b. A site plan at 1:200 metric scale identifying all of the information listed on the house plan approval form (i.e. all Engineer specified grading elevations, TOJ, ATF, corner of home grading elevations with slope specified from home to property line etc.)
    c. An exterior colour schedule which will also include the following information:

        i. House style, house name, sq. ft. of home
        ii. Manufacturer, style and colour of product (IKO, Cambridge, Driftwood, etc.)
        iii. Sample materials or brochures may be requested by the Architectural Coordinator if necessary

    Note: Incomplete submissions will be returned without review

2. The architectural coordinator will review the submission and recommend approval, modification, or rejection of the application based on adherence to the design guidelines. The coordinator will also review and approve or suggest modifications to the proposed grades if required (Builder is responsible to ensure all suggestions work with their design) and issue the grade slip. The submission review and a copy of the grade slip will be through Lot Works.
3. Upon approval and grade slip release, the builder can then make submissions to the Town of Okotoks for a building permit. Any subsequent changes by the builder from previously approved plans must be submitted to the Architectural Coordinator and approved in writing. A $100 fee will be charged for this additional review.
4. The Architectural Coordinator and / or Lamont Land personnel will carry out periodic onsite inspections during construction to monitor compliance with approved plans. Modifications may be requested by the builder via email to accommodate changes relating to actual site conditions.
5. The Builder shall notify the Architectural Coordinator and the Lamont Land contact upon completion of the home, a request for final inspection. There will be a joint review within one month from receiving notification, to confirm compliance with the guidelines and approved plans.
6. Upon receipt of the final inspection form, the security deposit refund will be calculated or a list of deficiencies will be compiled which the builder must complete prior to the release of the security deposit. Lamont, at the sole cost of the builder, may request as-built grades to confirm the existing grades at the time of inspection. The builder will immediately rectify all deficiencies and request a second site inspection by Lamont. No refund will be given if the deficiencies are not rectified or changes were made without consent.
   If additional inspections are required after the second inspection, a fee of $200.00 per site inspection will be deducted from the security deposit. The refund payment will be made in accordance with the provisions of the purchase agreement.

a. Prior to requesting the final inspection, the following must be complete:
    1. All exterior house features must be completed as approved
    2. Driveway and sidewalks poured
    3. Curb stop at grade and operational
    4. Lot to grade, loamed, and sodded or seeded and free of weeds and debris

HOUSE SITING AND LOT GRADING

SITE PLANNING

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 neighbouring homes. Siting and house layout should minimize overview and overshadowing of neighbours.

Each lot and house will be evaluated on the individual characteristics of the lot as listed above, as well as building envelopes. All plan submissions must be designed to fit within the established building envelopes of each lot and consider the unique characteristics of each lot.

SETBACKS

Setbacks will follow the Town of Okotoks Bylaw requirements for TN (Typical Neighbourhood).

Additional Developer requirements noted as follows:

All homes should be centered on the lot where possible. Final house plotting may be adjusted if deemed appropriate by the Architectural Coordinator. **Refer to Okotoks Land Use Bylaw for applicable setback requirements.**

LOT GRADING AND RETAINING WALLS

Building grades and site grades as specified on the Building Grade Plan by the engineers are to be strictly adhered to so as to maintain a natural flow to the development, thus eliminating height fluctuations of roof lines. Grading, drainage, and retaining walls are the responsibility of the builder.

The Town of Okotoks requires all new homes to have footing checks done to ensure proper elevation compliance. The builder must supply the developer with certificates signed by a professional engineer or Alberta land surveyor, confirming the “as-built” top of footing elevations. The elevations must be within 0.05m of the design, and under no circumstances lower than the lowest top of footing.

Lot grading is to follow the natural slope of the land form. Lot slopes should be absorbed within the building massing as much as possible to minimize the need for grades steeper than 3:1 (i.e. stepped foundations). 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 and building materials should be adjusted so that parging maintains a recommended 400 mm (1’4”) with a maximum of 610 mm (2’0) (High profile elevations should maintain a maximum 300 mm (1’0”) where possible.)

In cases where a walkout basement lot abuts a non-walkout lot, retaining walls may be required. Retaining walls are the responsibility of the appropriate builder. When the grades are altered from the Building Grade Plan, the lot that caused the alteration is responsible for ensuring that their lot drains properly and does not cause any drainage problems on adjacent properties.

Retaining walls that are not wing walls and a part of the house foundation shall not exceed an exposed height of 1.0m (3'3") unless it can be shown that a higher wall is necessary. Natural terrain elements such as sandstone boulders are preferred construction materials to add to the natural aesthetic of the community. If a wall will be greater than 1.0m in height, it should be stepped to reduce the visual mass. All retaining walls must be constructed completely within the property lines of the lot. The builder is responsible for obtaining the necessary permits from the local authority when required.

UNIT SIZES

Minimum home sizes will be as follows:

Phase 13

Lots 14 – 20, phase 23. Lots 45 – 73 phase 25
Bungalow - 1250 sq. ft.
2 Storey - 1800sq. ft.

Lots 21 – 56, phase 23
Bungalow - 1250 sq. ft.
2 Storey - 1600sq. ft. **

** To ensure massing is consistent with existing homes in the community, these lots will have a maximum side yard combination of 3.10m at the front. The maximum garage to house offset will continue to be 4'.
The architectural coordinator reserves the right to approve larger offsets due to specific lot challenges on a lot by lot basis.

BUILDING FORMS AND ARCHITECTURAL STYLES

ARCHITECTURAL STYLES

Phase 13 will continue with the five main architectural building forms that create the neighbourhood theme for Ranchers' Rise: Craftsman, Tudor, Farmhouse, and French Country. Prairie style architecture will be added as an approved architectural style to this phase**. Other examples of architectural styles will be considered on a house-by-house basis** at the sole discretion of the Architectural Coordinator.

Examples of Craftsman Elements

1. Lower pitched gable roofs (minimum 6:12)

2. Extended eave overhangs and/or exposed rafters or decorative brackets
3. Detailing in gable ends, battens, knee braces, etc.
4. Porches with columns, square or tapered
5. Stone or brick detailing
6. Linear roof lines incorporating dormers

Examples of Tudor Elements

1. Connected roof lines with prominent gables
2. Steeply pitched roof
3. Heavy batten detailing or decorative half-timbering
4. Tall, narrow windows (can be grouped)
5. Thick fascia lines
6. Roof lines extending two stories

Examples of Farmhouse Elements

1. Porches or Verandas
2. Integrated roofs
3. Dormers
4. Masonry base
5. Grouped windows
6. 2nd floor set within the roof

Examples of French Country Elements

1. Steeper roof pitches
2. Taller, narrower windows, individual or grouped
3. Minimal eave overhangs
4. Stucco / stone exterior cladding
5. Multiple gables, and or dormers, and or eyebrow roofs
6. Slat board shutters

Examples of Prairie Elements

1. Low pitched hip roofs, min 4/12
2. 2' min eaves overhangs
3. Horizontal elements, including an additional cladding material and banding
4. Extensive use of Masonry, base and/or blocking
5. Stepped up roof heights to differentiate space

MASSING

Upper floor footprints that are smaller than the main floor footprints are encouraged. This can be done by incorporating the floor plan into the volume of the roof creating a 1 ½ storey cottage feel. Dormers/false windows should be used whenever possible to spark curiosity regarding house plan

layouts and designs. Steeper roof slopes may be required to better convey certain architectural styles. Entry covers and door designs must be appropriate for the selected style. Corner lots should be bungalows or 1 ½ storey homes. A two-storey house with 50% of the street side façade containing a one storey element (or equivalent alternative) will be considered on corner lots.

MATERIALS AND EXTERIOR FINISHES

ROOF MATERIALS

All lots within Ranchers' Rise require architectural style asphalt shingles in the Chateaux, Renaissance, or Cambridge style or an equivalent style and quality to the 3 IKO styles mentioned. Concrete tile and metal roofs will be considered at the discretion of the architectural coordinator. Treated pine and cedar shake roofs will not be permitted.

Roof slopes should reflect the architectural style with a minimum pitch of 6/12 on front facades or 4/12 if using Prairie style Architecture.
Roof lines are to be made as interesting as possible by utilizing a variety of roof forms, dormers, and gable ends. Roof lines on all lots that require special side, front, or rear elevation treatment should incorporate dormers or gable ends with additional battens or box outs to add character to the houses.

Colours not allowed include Red, Greens and Blues. There shall be no galvanized flashing allowed.

SOFFITS AND FASCIAS

Soffit overhangs are to be a minimum of 450mm (1'6"), or 610mm (2'0) if using Prairie style architecture, 150mm (6") fascia, and 127mm (5") eaves trough. Wood or aluminum are acceptable materials.

An overhang less than 450mm will be considered if it is in keeping with the selected architectural styles. It is recommended that all fascia, rainwater leaders, and eaves troughs match the trim colour, or are white or cashmere. An alternative colour in keeping with the desired colour selection will be considered on a house-by-house basis.

CHIMNEYS

Chimneys in prominent locations which include front elevations, side elevations on the street side of corner lots, or rear elevations on lots backing onto municipal or environmental reserves, must be boxed in and covered with the appropriate predominant siding/accent material and be carefully detailed incorporating corbelling, banding, or batten accents. Stucco or smart board battens are permitted. All furnace/flue pipes over 900mm (3'0") must be boxed in. A high-profile fireplace chase (if located on the exterior of the home) must be extended to the ground and become part of the foundation. Direct vent fireplaces are permitted. Where the vent is visible from a street, architectural detailing is encouraged to hide the vents.

EXTERIOR FINISHES

All exterior finishes must be consistent with the chosen architectural style. The use of aluminum battens/trim will not be allowed. All use of masonry must be supported from the base (ie: no floating stone).

Non high profile exposure lots

--- Lots 45 / Block 25

These non high profile exposure lots will have acrylic stucco, or cement fibre siding to the front elevation and the full garage/2nd floor porch side of home. All other low profile elevations/sides may use one of the pre-approved complimentary vinyl siding colours identified in appendix 2. A minimum 6" corner board must be used to divide the materials.

The Architectural Coordinator reserves the right (in limited situations i.e. some full 2 storey elevations and /or garage to porch sided lots versus garage to garage sided lots) to add/increase the upgraded siding along the length of the garage side wall opposite to the garage porch side.

If the vinyl color is different from the pre-approved list, the color must be submitted to the Architectural Coordinator for approval. The vinyl color proposed should match or compliment the "Hardie Board" colors.

Non high profile lots with rear and/or side exposure

- Lots 46 - 61 / Block 25
- Lots 63 – 73 / Block 25

These non high profile lots do have exposure to greenspace and/or walkways and will require additional detailing to the exposed elevations. These lots will have acrylic stucco, or cement fibre siding to the front elevation and the full garage/2nd floor porch side of home. All other low profile elevations/sides may use one of the pre-approved complimentary vinyl siding colours identified in appendix 2. A minimum 6" corner board must be used to divide the materials.

Semi High profile exposure lots

- Lots 20 - 56 / Block 23

These semi high profile exposure lots will have Acrylic stucco, or cement fibre siding to the front elevation and the full garage/2nd floor porch side of home, as well as any elevation exposed to greenspace. (ie: rear and or side elevations where further architectural detailing is required). The other low profile elevations/sides may use one of the pre---approved complimentary vinyl siding colours identified in appendix 2. A minimum 6" corner board must be used to divide the materials.

High profile exposure lots

- Lots 14-19 / Block 23

These high profile exposure lots shall have acrylic stucco or cement fibre siding (James Hardie or equivalent) wall cladding. Mixing horizontal and vertical elements is encouraged provided it meets the architectural style chosen.

See Appendix 2 at end of this document for list of pre-approved James Hardie and vinyl color combinations.

NOTE: The following James Hardie colors are not recommended and will only be allowed on a pre-approval basis:

- Parkside pine
- Sandstone Beige
- Harris Cream

General exterior materials include:

- Contrasting Smartboard battens and window trim colours will be reviewed on a house by house basis, (Prairie elevations do not need as much contrast in batten/trim colour).
- Brick and stone quantities and style must be consistent with the desired architectural style and will be reviewed on a house by house basis.
- Brick/stone must have a minimum return of 600 mm (2'0) and should end at a wall break where possible.
- Types of stone will be reviewed on a house by house basis and must be consistent with the architectural style.

- The use of "Stonetile" will be considered on a lot by lot basis.

The architectural coordinator reserves the right to approve siding materials and colours on an individual lot basis. Colours cannot be reserved prior to a complete architectural submission. Once submitted, each lot is processed on a first come, first serve basis.

REPETITION

The same house plan with the same or similar front elevations cannot be repeated within four lots on the same side of the street (AbcdA) and within two lots (front to front) on the opposite side of the street. Adjoining flankage elevations on corner lots must be noticeably different. High profile rear elevations must be significantly different than the adjacent neighbor and cannot be the same or very similar for 3 lots (AbcA). This may be altered at the architectural coordinator'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 possible to add variation to the design by changing rooflines, size and location of windows and doors, etc. The architectural coordinator will return without review or suggest options if minor changes are required to ensure suitably varied. Revised elevations will be required for record keeping.

All exterior colour schemes must be approved. The same wall colour cannot be repeated within three lots (AbcA) on the same side of the street. Relaxation may be granted if the material, architectural style, and overall colour scheme are different. The trim AND/OR masonry may be the same/similar for 2 adjacent homes but will not be allowed for 3 consecutive homes on the same side of the road.

The Architectural Coordinator reserves the right to approve or reject any colour scheme and to make changes in a colour scheme so that it blends with adjacent homes. Builders will be required to provide samples of products if required by the Architectural Coordinator.

FRONT ENTRANCES

Builders should try whenever possible to incorporate the use of one or more sidelights or transom above the door when a single door is used, otherwise additional glazing in the main entry door will be required. The use of an accent colour on the front door is strongly encouraged. Colours will be approved on a house-by-house basis. Door styles should be consistent with the architectural style and building form. Porches are encouraged. Exterior lights are to be pots or stovepipe on all houses and in particular on either side of the wall containing garage doors.

GARAGES AND DRIVEWAYS

Garages are to be sited on the lot in conformity with the Building Grade Plan for the phase in which the house is being constructed. Windows in the garage door, when used, must take up the space of one full panel and be located on one horizontal level. Two individual doors will be considered, and where used, the sidewalls will be reduced proportionally, to a minimum of .46m (1'6") on both sides of the doors (exceptions reviewed on a lot-by-lot basis). Decorator/carriage style garage doors will be required on all front or side drive garages.

Pre-finished white garage doors will be considered if a white door will fit the architectural theme. Approval is at the discretion of the coordinator.

All homes shall have a double drive garage minimum, with a minimum width of 6.0m (19'8"). Three

car garages are optional where space permits. Where a 3-car garage is utilized, the single bay shall be offset either to the front or back from the double bay.

Consideration must be given to the distance between the top of the garage door and the bottom of the garage eave line to maintain an aesthetically pleasing view that is consistent throughout the community. A 1'6" maximum is suggested.

The desired driveway slope will be between 4--8% (Okotoks requires a maximum of 8% slope on the driveway). All driveways are to be broom finished concrete as a minimum, with patterned, coloured concrete or exposed aggregate as preferred alternatives. All sidewalks leading to the main entrance shall match the driveway in material and colour.

Offset garages will be considered up to a maximum of 4' of offset to fill the building envelope area. Larger offsets due to specific lot challenges will be considered.

OTHER REQUIREMENTS

HOUSE NUMBERS

Street numbers on all houses are to be located beside the front door or garage, whichever is closer to the street, having a minimum height of four inches so that numbers are clearly visible from the street. This is to the benefit of visitors but of significant importance for emergency services.

REAR YARDS

Landscaping such as shrub and flowerbed plantings with deciduous or coniferous trees is strongly encouraged.

All rear setbacks must comply with the Town of Okotoks Land Use Bylaw. In addition, sheds or other accessory buildings must comply with the bylaw and be constructed so that they complement the architectural style of the home.

REAR ELEVATIONS

All rear elevations of houses that are on high or semi high exposure visible lots, or non high profile lots that back onto or are visible from any park/greenspace will require additional treatment. For high or semi high profile lots elements used should be reflective of the front elevation, including but not limited to window battens, roof and gable details. For non high profile lots with exposure, the detailing can be less but must still include window battens and shadow boards in all gables. Every effort should be made to minimize the visual impact of all rear elevations along streets and pathways. Rear decks are required (min 80 sq ft) on all semi and high profile lots and on non high profile lots that require rear architecturals. All rear decks shall be appropriately finished; unfinished wooden plank decks will not be permitted. Decks are to be built concurrently with the home.

Railing materials should be glass, wrought iron, PVC, 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 complement the architectural style and building form.

Where the main floor TOJ to the rear grade difference is 610mm (2') or less, an alternative will be reviewed on a lot by lot basis. An adequate landing (proportionally appropriate and visually appealing) leading to a concrete or stone patio may be incorporated in lieu of the rear deck. The proposed patio must be a minimum of 80 sq. ft. and be identified on the plot plan.

Walkout lots backing onto greenspace cannot have more than one half of the rear elevation that is three stories clear in height. Main floor elements that break up the façade must be used on a minimum of 50% of the width of the home.

CUL-DE-SACS

All houses on a cul-de-sac should be sited with garage side on adjacent lots parallel where possible or in a radiating pattern.

CORNER LOTS

Bungalows and one and a half story homes are desired for corner lots. Two story designs will be considered. Special attention must be paid to street facing side elevations and side yard setbacks on all corner lots. Side entry doors will be considered.

The side and rear elevations should have the same architectural treatment as the front elevation (box outs, windows with battens, detailed batten work, stone/brick accents, etc.).

FENCING

All fences within the development must be consistent in design and must be 1.2m (4'0") high black vinyl coated chain link, or steel and wood fence to match developer fence, or vinyl screen fence. No wood fencing is permitted.

APPEARANCE DURING CONSTRUCTION

The builder/owner is required to keep their lot clean and orderly during construction and dispose of all garbage, construction rubble, and excess excavation material. Builders will be charged equally for the disposal of such material should this policy not be adhered to. There will be no burning of garbage on site. Builders are required to provide disposal bins on each property.

LANDSCAPING

Lamont Land provides raw loam to the builders/owners in the subdivision as long as it is available. Lamont Land is not responsible for the quality of such loam. It is the responsibility of the builder/owner to ensure that all lots are properly graded and loamed. Builders will advise all homeowners that they must commence and complete landscaping on all front and rear yards within 12 months from the date the Grade Certificate is issued.

This is now a Town Bylaw and fines for not conforming may apply.

Lamont Land will provide one tree to each owner with each lot purchase. Tree delivery and

planting will be provided by a landscaper on a voucher basis and will occur at the discretion of the Developer. Please refer to OHLS documentation and/or any restrictive covenants.

SUBDIVISION HARDWARE

The builder is responsible to establish the precise location of any subdivision hardware such as electrical transformers, fire hydrants, light standards, etc. which may occur on their lot or in significant proximity to their lot in order to avoid conflict with driveways or other design elements.

RECREATIONAL EQUIPMENT

Commercial vehicles in excess of one---ton capacity, trailers, and recreational vehicles shall not be stored on residential property.

Please refer to Town of Okotoks Bylaws for detailed information.

OBJECTS PROHIBITED OR RESTRICTED

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 with a gross weight in excess of 4,000kg or a recreational vehicle or trailer that cannot collapse below a height of five feet (from the ground to the top of the roof of the vehicle) shall not be permitted to remain on a lot except while actively engaging in loading or unloading. Such vehicles shall not be parked for longer than 24 hours for the purposes of loading or unloading. On street parking is permitted in designated areas only.

Please refer to Town of Okotoks Bylaws for detailed information.

INDIRECT LIGHTING

Only indirect exterior lighting is permitted and dark sky principles will be followed.

WATER CONSERVATION

Environmental and Water Conservation Requirements

The Town of Okotoks requires strict adherence to a water conservation program initiated in 2005. The following requirements must be met as per the restricted covenant signed with a home purchase:

1) **In-home conservation measures:**
   a) All hot water pipe runs shall be fully insulated
   b) All hot water pipe runs shall be limited to 11.0m. Runs longer than 11.0m require hot water recirculation systems.
   c) All showerheads shall be WaterSense® certified or a showerhead with a flow capacity/maximum flow rate of 7.6 litres per minute or less. In the event that more than one showerhead is installed within a shower enclosure the cumulative flow capacity shall not exceed 7.6 litres per minute. If the showerhead has more than one mode, all modes must meet the maximum flow rate of 7.6 litres per minute.
   d) Toilets
      i) For main level and/or upper storey toilets, a WaterSense® certified high---efficiency (HET)

toilet or a high efficiency single flush or dual flush toilet with an effective flush volume not exceeding 4.8 litres (1.28 US gallons) per flush with a solid waste removal of 350 grams[2] or greater.

- The flush performance criteria apply to single flush toilets and the combined average flush volume of two reduced flushes and one full flush on a dual flush toilet. No solid waste removal requirement applies to the reduced flush option on dual flush toilets.

ii) For sub grade / basement level toilets, all toilets shall be 6.0 litres (1.6 US gallons) per flush or less.

e) All bathroom faucets shall be a WaterSense® certified High Efficiency (HET) bathroom faucet or a faucet with a flow capacity/maximum flow rate of not more than 5.7 litres per minute.

f) All kitchen faucets shall have a flow capacity/maximum flow rate of not more than 6.8 litres per minute.

g) All dishwashers to be Energy Star® certified as a water conserving appliance.

h) All washing machines to be Energy Star® certified as a water conserving appliance.

2) Outdoor Conservation Measures:

a) All topsoil placed in landscaping areas must be a minimum 30.48 (12 inches) uniform depth to the specifications of the Town. This is now a Town Bylaw and fines for not conforming may apply.

b) Advise home owners to refer to Town of Okotoks website for all conservation measures.

APPENDIX 1: Examples of Architectural Styles

Farmhouse

Craftsman

Tudor

French Country

Prairie

CONTACTS

Owner Representative

Lamont Land LP

200, 5716 1 Street SE

Calgary, AB

Attn: Scott Lamont

scott@lamontland.com

Architectural Coordinator

Tony Williams

tony.mlwilliams@gmail.com

RANCHERS RISE INSPECTION REPORTS

Completing lot inspections is the responsibility of the Builder. Lot condition and any damage must be noted in the report. The Builder will be responsible to correct any damage not noted on the report.

The Pre-Construction Inspection Report must be submitted to the Builder Liaison prior to commencement of any construction work.

Photos or sketches must be provided for damaged areas.

Raising/lowering curb stops is the responsibility of the Builder.

Approximately 2-3 weeks prior to possession the Builder is to advise the developer of the possession date to ensure the Final Lot Inspection Report can be completed (By Developer) in advance.

NOTE: Builders may use their own Lot Inspection Form providing it contains all the pertinent information.

RANCHERS' RISE PRE-CONSTRUCTION INSPECTION REPORT

BUILDER:_____ INSPECTION DATE: _____

PHASE: _____ LOT: _____ BLOCK: _____

ADDRESS: _____

ITEM:	OK (check or describe damage)	Linear/Area(est) (unit --- m, ft,m^2, ft^2)
a. Sidewalks/Curbs/ Gutters	▫ _____	_____
b. Hydrants	▫ _____	_____
c. Drainage Swales	▫ _____	_____
d. Fencing/Walls/Gates	▫ _____	_____
e. Street Lights	▫ _____	_____
f. Utility Boxes	▫ _____	_____
g. Telecom Pedestals	▫ _____	_____
h. Curb Stops	▫ _____	_____
i. Lot Grades	_____	_____
j. Other Comments	_____	

I have inspected the lot and the installed improvements listed above. The builder will take precautions to prevent damage to the installed improvements during construction.

Signed:_____ Print name and title: _____

Date: _____ _____

RANCHERS RISE FINAL LOT INSPECTION (Developer Use Only)

PHASE: _____ LOT:_____BLOCK: _____ ADDRESS: _____

INSPECTOR: _____ INSPECTION DATE: _____

ARCHITECTURALS	OK
a. Colours	▫
b. Exterior finish	▫
c. Exterior details	▫
d. Driveway	▫
e. Setbacks	▫
f. Lot Grades	▫

DAMAGE	OK		Linear/Area
a. Sidewalks/Curbs/ Gutters	▫	_____	_____
b. Hydrants	▫	_____	_____
c. Drainage Swales	▫	_____	_____
d. Fencing/Walls/Gates	▫	_____	_____
e. Street Lights	▫	_____	_____
f. Utility Boxes	▫	_____	_____
g. Telecom Pedestals	▫	_____	_____
h. Curb Stops	▫	_____	_____
i. Lot Grades		_____	_____
j. Deficiencies		_____	_____

Inspector Signature _____

Builder Representative Signature _____

Date _____

Appendix 2: Pre-approved Color Combinations

Hardie Board Colors (or Similar)	Vinyl siding Colors (or similar)
Iron Grey	Gentek – Windswept Smoke Gentek – Storm Mitten --- Aviator Green
Countrylane Red	Gentek – Venetian Red
Chestnut Brown	Gentek – Saddle Brown Mitten – Khaki Brown
Traditional Red	Gentek – Venetian Red
Evening Blue	Gentek – Midnight Surf Mitten – Annapolis Blue
Mountain Sage	Gentek – Mountain Arbor Mitten – Rain Forrest
Timber Bark	Gentek – Dark Drift Gentek – Pebble Mitten – Spring Moss
Boothbay Blue	Gentek – Midnight Surf Mitten – Annaplois Blue
Woodstock Brown	Gentek – Dark Drift Gentek – Pebble Mitten – Sahara Brown Mitten – Spring Moss Mitten – Khaki Brown
Tuscan Gold	Mitten – Venetian Gold
Khaki Brown	Gentek – Dark Drift Mitten – Khaki Brown
Monterey Taupe	Gentek – Dark Drift Gentek – Canyon Clay Gentek – Pebble

	Mitten – Spring Moss Mitten – Khaki Brown
Autumn Tan	Gentek --- Wicker
Cobble Stone	Gentek – Linen Gentek – Almond Gentek – Canyon Clay Gentek --- Pebble
Navajo Beige	Gentek – Linen Gentek – Almond Gentek --- Maize

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