

## **Ardrossan Heights Architectural Design Guidelines**

### ***Objective:***

The following architectural guidelines have been compiled to assist you in problem-free construction. The objective of these architectural directives is to achieve the highest possible standard of VISUAL APPEAL in this subdivision for the immediate and long-term benefit to the Purchaser.

Ardrossan Heights is designed to be a community that mixes traditional and modern architecture in a harmonious way by encouraging varied exteriors that are all of high quality.

## **1.0 DISPUTES**

Should any questions or disputes result from individual concerns, the Developer's decision will be final.

## **2.0 DAMAGE, LANDSCAPING AND LOT GRADING**

### ***2.1 Damage Deposit***

\$3,000.00 Per Lot payable to Ardrossan Land Corp. at the time of purchase. The deposit, or a portion thereof, may be retained by Ardrossan Land Corp. for the following violations:

- a) Contravention of Architectural objectives.
- b) Damage to:
  - i. Curb stop-water service valve
  - ii. Sidewalks, curbs and gutter
  - iii. Asphalt
  - iv. Boulevard landscaping and trees
  - v. Light standard
  - vi. Fire hydrants
  - vii. Grading and drainage swales
  - viii. Fencing
- c) Front and visible side yard landscaping not completed.

## 2.2 Landscaping Requirements

A landscaping package for the front yard of each lot will include a minimum of ONE TREE AND FULL SOD ON FRONT YARD, AND TO THE CURB on the roadway. The tree shall be at least 1 ½" caliper for deciduous trees and 1.8 m. (6 ft.) in height for evergreen trees. The landscaping must be completed within 120 days of the home being substantially completed. Seasonal deficiencies will be accepted if late fall or winter construction occupancy occurs. Completion of the landscaping forms part of the final acceptance requirements.

## 2.3 Lot Grading

The lot grading must be consistent with the approved Lot Grading Plan for the applicable stage of Southfort Meadows. In addition to critical grading control points at the lot corners, grade elevations along each boundary will receive important consideration. All building permits in the Strathcona County require rough & final grading approval through the municipality.

# 3. Architectural Guidelines

## 3.1 House Size

(a) Minimum house widths will be as follows:

<i>Building Pocket</i>	<i>Minimum widths</i>
28-30 ft.	28 ft.
32-34 ft	32 ft.
36 ft.	34 ft.
38 ft.	36 ft.
40 ft.	38 ft.
42 ft.	40 ft.

Minimum widths are only required at the front of the house, so houses offset from the garage that are less wide through the balance of the building pocket are permitted.

## 3.2 House Requirements

- (a) All housing units are to be completed with at least a double attached garage (front & side garage permitted).
- (b) Sidewalks, driveway, and front steps are to be of poured concrete (including stamped or colored) or exposed aggregate. Wood for front steps will be

considered for houses with prairie or craftsman architecture. Wooden steps must be enclosed, painted to match the exterior, and the house must have a veranda or front porch to compliment the house style.

- (c) Garage locations as shown on subdivision plan.
- (d) House portion roof slopes to be a minimum of 6/12 with the exception of bungalows which shall be 7/12. Lower roof slopes will be permitted for architectural intent upon review by the VENDOR for houses built with modern and contemporary architecture.
- (e) There shall be no identical house elevation separately by less than 3 houses.
- (f) The minimum roof overhang shall be 18". All cantilevers on front elevations and exposed sides on corner lots, require a minimum 12" overhang.
- (g) A maximum of 8 risers will be permitted on all houses
- (h) Roofs shall be covered with any of the following *Driftwood* asphalt shingles:  
***BP, IKO, Certain Teed Landmark***
- (i) Predominant trims in contrasting colors on window, doors, trims, etc.
- (j) A minimum of 6" fascia
- (k) On the front elevation of the house and the exposed side elevation on corner lots, 6" window frames and 4" minimum trim boards around doors will be required. Windows which cannot accommodate trim boards can use a combination of shutters and trim boards.
- (l) Houses using siding will require a *minimum 75 square feet* of brick or stone on the front elevation (note this can be used as one of your menu options).
- (m) *Walkout/Partial Walkout/Lots backing on to Park*

Extra rear elevation detailing to match the front elevation of the house will be mandatory on all lots. Three storey rear elevations must break up the elevation with the use of windows, box outs, decks, etc.

Walkout basement houses will require a rear deck complete with a minimum of 12" X 12" support columns.

Freestanding storage sheds or aux buildings will not be allowed within the legal rear yard.

- (n) Special exterior design must be given to the flankage side of homes on all **CORNER LOTS**. Low profile homes are preferred on corner lots. Other model types (Two Storey, Bi-Level) will be considered by the VENDOR where extra detail is applied to the side of the house.
- (o) Special exterior design must be given to lots that back onto arterial roadways. Extra rear elevation detailing to match the front elevation of the house will be mandatory on all lots.

### 3.3 Exterior Finishes

- (a) Cedar, vinyl or aluminum siding, brick or stone are the allowable primary finishing materials. California style stucco will be allowed where it is appropriate to the house style. A variety of finishing materials is encouraged.
- (b) The basic exterior finish used on the front elevation of the house must be continuous on all elevations of the house.
- (c) Additional finishing material used on the front elevation must be wrapped around the corners:
  - Stone must be wrapped a minimum of 20"
  - Stucco detailing wrapped as shown on front elevation
  - Trim boards as shown on front elevation
- (d) Excessive use of one color throughout any given streetscape will not be permitted. No identical house color will be permitted without a separation of a minimum of two houses in between. A change in exterior material (i.e. stucco vs. siding) may be considered a change in house color subject to the approval of the VENDOR. Deep colors are encouraged.
- (e) The distance above the garage must be minimized and the garage door must be painted to match the house color or the fascia color.
- (f) Chimneys visible from the- front street must be boxed in with a corbelled detail. Rain caps and a full wooden chase are required
- (g) On all lots in the area parging must not be exposed more than 1'0" on the front elevation and 24" on side and rear elevations. Some relaxation will be given for walk-out lots.

### 3.4 Exterior Detail Options

Four or more of the following architectural features and design elements must be incorporated into the house design to the satisfaction of the VENDOR:

- Stone, stone tile, cultured stone or natural colored brick foundation
- Minimum of 50 sq.ft. of river rock, cobblestone or ledgerstone (or other styles of stone at the VENDOR's discretion)
- Minimum of 75 sq.ft. of brick
- Roofed over front porches of a minimum 4 foot depth
- Tapered columns
- Wide open eave overhang with rafters exposed
- Transom or dormer windows
- Shakes/fish scale siding used as detailing on house
- Square windows in garage doors
- Custom Craftsman Style Front Entry Door
- Garage door from the Designer Door Collection

### 3.5 Fencing

Any fences constructed above the fences built by the developer must match the specifications of the Strathcona County fencing details shown below.

The following are the approved fencing materials and their respective permitted colors within the subdivision:

<i>MATERIAL</i>	<i>COLOR(S)</i>
<b>Chain Link</b>	Black
<b>Wooden</b>	Clay or Jaws (Cloverdale Paint)
<b>Vinyl</b>	Clay or Timber Blend

All fences not build out of these materials must be approved by the VENDOR. Only fencing materials of high quality will be considered.

