

Ardrossan Estates Architectural Design Guidelines

Objective:

The following architectural guidelines have been compiled to assist you in problem-free construction. We have taken steps to ensure that this information covers all aspects of design and construction in an effort to minimize problems prior to 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.

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 Security 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 TWO TREES ON FRONT YARD. The trees shall be at least 1 ½" caliper for deciduous trees and 1.8 m. (6 ft.) in height for evergreen trees.

Full sod must be completed for the entire front & side yard, extending to the curb (or to the edge of sidewalk for those lots that front onto sidewalk). As an alternative to sod, artificial turf or decorative rock will be accepted. Mulch is also an acceptable accent treatment, but it cannot be the primary landscaping finish on the non-driveway side of the front yard. Landscaping between a sidewalk and curb is completed by the developer when the majority of the stage is build-out.

2.3 Lot Grading

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

2.4 Setbacks & Siting

Minimum setbacks shall be those established by the RE and R1A residential district of the Strathcona County's Land Use Bylaw.

3.0 HOUSE DESIGN

3.1 House Size

The minimum floor level area of dwellings shall be as follows:

Bungalow	1350 sq. ft.
Bi Levels	1350 sq. ft.
Storey and One-Half	1800 sq. ft.
Two Storey	1800 sq. ft.
Split Level on 2 levels	1350 sq. ft.

Minimum house and garage width shall be 40 feet. If the house is to be under 40 feet wide, staggering the garage from the floor plan of the house to achieve the minimum width will be permitted.

The maximum building heights shall not exceed 10 meters (32.8 feet) nor 2-½ storeys

3.2 *Repetition*

Identical front elevations may not be duplicated.

3.3 *High Visibility Lots*

High visibility lots include corner lots and lots that have rear elevations that are visible to public open space, neighborhood streets and major roadways. These lots require extra detail and should carry details consistent with the front elevation. Large expanses of blank wall are to be avoided through box-outs, trim details, and alternate material detailing. Large windows are a required component of highly visible elevations.

Low profile dwellings such as bungalows, split levels or storey and one-half are encouraged for corner lots, with the low side facing the flanking street. Full elevation treatments must be applied to the sides of the dwelling facing both streets. In order for a two-storey to be built on a corner lot, special treatment must be given to the flanking side of the building.

3.4 *Roofing*

Roof material shall be at the option of the purchaser with the colors matching the exterior finishes of the house. Intense shades are to be avoided to minimize conflict between houses. Minimum roof overhangs are to be 18". The roof lines on any house must be consistent or complimentary to the total house design.

Roof pitches are to be a minimum of 5/12, or 6/12 on bungalows. Lower roof pitch slopes will be considered only for houses designs focusing on modern or contemporary architecture. Flat roofs are permitted.

Chimneys are to be finished consistent with the material utilized on the exterior of the dwelling. Corbelling and rain caps are required.

4.0 EXTERIOR FINISHES

4.1 *Primary Finish*

Hardie board, stucco, brick or stone are permitted primary finishes. Vinyl siding is **not** permitted as the primary finish on the front elevation for lots zoned RE, but is permitted on lots zoned R1A. Vinyl siding *is* permitted along the side and rear elevations as long as there is an appropriate transition designed with the front elevation.

A variety of finishes is encouraged.

The maximum height of parging is 2 feet on all elevations.

4.2 Trim Materials

All trim is required to have a 6" thickness, or greater.

All fascia are to be a minimum of 8" depth for all homes.

Window styles must match the architectural style of the home. For prairie and craftsman elevations, muntin bars must be used on all windows facing the street including side windows of bays and any windows within 3 feet of the front corner.

4.3 Exterior Colors

No two adjacent dwellings may have the same exterior color, and the VENDOR has the right to not allow certain colors or shades if that particular palette or family of colors is already extensively used throughout the subdivision.

All trims, garage doors, fascia boards and exposed gutters and downspouts are to be painted to match or be complementary to the colors of the exterior material

4.4 Elevation / Detailing

Brick or stone is to be used as an accent in conjunction with other detailing options based on the style of the house. Brick or stone is required on the front wall adjacent to the garage door.

For any house design where columns are used for the front entrance, 50% of the column must be brick or stone. Columns must be a minimum of 18" at the masonry base area.

The VENDOR will consider applications that do not use brick or stone in order to better achieve the architectural style (ie: modern).

4.5 Garage & Driveway

Every dwelling requires a front attached garage for a minimum of two cars. Driveways are to be located in accordance to the approved driveway location plan. The maximum distance between the top of the garage door and the garage eave line should not be more than 2 feet without the addition of an architectural feature such as a louver.

Driveways are to be poured concrete, asphalt, or a hard surface treatment approved by the VENDOR.

4.6 Front Entrance

Verandahs and/or porch must be enclosed to grade. Risers must be closed back - open stairs treads will not be permitted. Front steps must either be concrete, stone, or brick.

4.7 Miscellaneous

Recreation vehicles antennas and commercial vehicles shall not be stored or situated in the front driveway of any Lot and if otherwise stored on the Lot, shall be screened to reduce the visibility thereof from abutting streets and adjacent dwelling.

Any auxiliary building such as storage sheds, additional garages, etc. if constructed, must be in the same material and finish of the main dwelling and meet the requirements of the Strathcona County Land Use By-law for such a building

5.0 SITE CLEAN-UP

Builder should encourage timely removal by all sub-trades of litter on building sites. Builders found negligent will be back charged for clean up carried out by the Developer. Supply of bins by the builder is MANDATORY. Any general clean up of the subdivision initiated by the developer can and will be charged prorated to all builders.

6.0 DAMAGES

The cost of repairs due to builder damages to existing infrastructure and utilities will be billed to the builder or deducted from the builder's deposit and the builder will be invoiced for damages beyond what the security deposit covers. Builders must pre-inspect their lot for damages to services, walks or curbs and list any damages along with requires picture in writing to the developer. Lot purchasers are responsible for ALL 3rd party damages.

7.0 APPLICATION AND APPROVAL PROCESS

The Vendor shall review, and if deemed satisfactory, approve all Applications for House Plan Approval, with or without conditions, within the Ardrossan Estates subdivision. Each application must be submitted to and approved by the Vendor prior to applying to Strathcona County for a Building Permit and shall consist of the following information:

- ❑ One full set of completed house plans
- ❑ One completed 'House Plan Approval Application'
- ❑ Site plot plan showing lot grades, floor elevations, setbacks, side yards and driveway slope as prepared by Pals Surveys & Associates Ltd. or other surveyor as may be designated by the Vendor (the "Designated Surveyor").

The Vendor will conduct the review of the Application for House Plan Approval as soon as is reasonably practical following acceptance of the application as being complete for consideration.

Any contemplated changes to an approved Application must be submitted in writing to the Vendor for ratification prior to being incorporated on site.

8.0 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>
Chain Link	Black
Wooden	Ardrossan Beige <u>or</u> Ardrossan Gray (<i>Cloverdale Paint</i>)
Vinyl	Clay, Driftwood, Slate Gray, 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.

