

Ardrossan

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 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 and fire hydrants
 - ii. Sidewalks, curbs and gutter
 - iii. Asphalt
 - iv. Boulevard landscaping and trees
 - v. Light standard
 - vi. Grading and drainage swales
 - vii. Fencing
- c) Front and visible side yard landscaping not completed, or private fencing does not comply with architectural controls

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, INCLUDING SIDE YARD VISIBLE FROM THE ROAD 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. In lieu of sod, homeowners can use any combination of artificial turf, decorative rock, and mulch as finished landscaping treatments. The landscaping must be completed within one year 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.

On lots within a cul-de-sac where the converging driveways do not allow enough space in the front yard for a tree to be planted, homeowners can have one tree shared between two adjacent properties or have five shrubs in lieu of a tree. These variances are not permitted on any other lots where it is the homeowner's personal preference to share trees or have shrubs in lieu of a tree.

2.3 Lot Grading

The lot grading must be consistent with the approved Lot Grading Plan for the applicable stage of Ardrossan. 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

Minimum house widths are to be within 2' of the building pocket width, except for Lots 81-102, BLOCK 11.

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.
- (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 4 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 **Driftwood** asphalt shingles. **Black** shingles will be considered, only on houses with a modern or contemporary front elevation.
- (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 exterior detail options).
- (m) *Walkout/Partial Walkout/Lots backing on to Park/Pond with pedestrian trails*

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 against the rear chain link fence or in the legal rear yard (within the setback defined by the zoning) to prevent a large massing adjacent to the pedestrian space. Sheds should be directly against to the dwelling.

- (n) Special exterior design must be given to the flankage side of homes on all **CORNER LOTS**, including extra detail applied to the side of the house to the satisfaction of the VENDOR.
- (o) Special exterior design must be given to rear elevations that back onto highly visible public spaces such as ponds & greenways. Extra rear elevation detailing to match the front elevation of the house.
- (p) Baker Street has been designed as a road access to a portion of the community that will feature large homes with a higher level of exterior finishing. **Special requirements will apply to Lots 81-102, BLOCK 11 and Lots 1-17, BLOCK 13**, specifically:
 - All windows must be black frame windows
 - The primary exterior material on the front elevation cannot be vinyl siding. Houses can transition to vinyl siding for the side/rear elevations once the front elevation material (ie: Hardie, Stucco, etc) wraps around the corner of the dwelling

3.3 Exterior Finishes

- (a) Cedar, vinyl or aluminum siding, concrete siding/panels, brick or stone are the allowable primary finishing materials. 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 three 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 an accent (trim/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 parking 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:

<u>MATERIAL</u>	<u>COLOR(S)</u>
Chain Link	-Black
Wooden	-Ardrossan Beige or Ardrossan Gray (Cloverdale Paint)
	-Wood grain (pressure treated or stained)
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.

