

ARCHITECTURAL DESIGN GUIDELINES

Subdivision	The Lakes in Morinville	R-2	Single Detached
Stage 5	Plan	Date	June 2006
	Lots 23-28, Blk 37; Lots 14-21, Blk 36; Lots 32-43, Blk 35		

Synopsis

The following is a summary of Landrex’s Architectural Design Guidelines. Further clarification may be obtained by contacting the Architectural Consultant, **Windward Landtec Inc. @ 454-6799**

The Developer and/or its designated consultant shall use these guidelines as base reference standards only and reserves the right to deviate from these guidelines as they may determine necessary.

Architectural Approval Process

The following must be submitted in duplicate to Windward Landtec Inc:

- One set of completed house plans with elevations
- One surveyor’s plot plan
- A completed house plan approval form
- A security deposit in the amount of \$1,000.00

Construction **will not** be allowed to commence until the Architectural Consultant has provided approval. Decisions regarding the conformance of house plans or interpretations of the architectural guidelines are strictly the right of the Architectural Consultant.

Housing Design

Massing/Siting

- Minimum building width of Main house portion on all lots shall be within 85% of the building pocket with the exception of pie shaped lots where discretion may be used for the massing requirements. In addition the minimum width of the main house structure shall be 26’ – 0”.
- All housing units shall be completed with a front double attached garage and the area thereof shall not be included in the dwelling unit sizes. Garage locations are as shown on the subdivision plan.

Corner Lots

- Special exterior design must be given to the flankage side of the homes on all corner lots.
- Low profile houses are preferred on corner lots. Other model types will be considered.
- Flanking side elevations must be consistent with front elevation treatment. The use of detailing roofs sloping towards view and avoidance of large expanses of blank wall planes will satisfy this requirement.

Colours

There shall be no identical house body color or trim color on adjacent lots. A change in exterior material, (i.e. white stucco vs. white siding), may be considered a change in house color subject to the approval of the consultant. The use of a third accent colour is strongly encouraged. Colors may be restricted at the discretion of the Architectural Consultant. In keeping with the character of the neighborhood and in consideration of a blended streetscape, pastel colours and bright colours are discouraged.

Repetition

The design of dwellings must ensure individuality and a variety of dwellings within the area. Avoiding repetition means there is a significant change in features such as roof slopes, size and location of windows and doors, colours and finishing materials.

The repetition of designs shall only be allowed after every second home as illustrated by the sequence A B C A. In addition the same model or design shall not be allowed directly across the street.

Exterior Finishes

- A variety of exterior finishing materials are recommended on each home throughout the subdivision, (i.e. stucco, vinyl siding, aluminum siding, hardboard product, stone or brick).
- **One of the following items are mandatory for all houses**
 - Shadow boards
 - Shutters on front windows
 - Battens on front windows / doors
- In addition detailing on all homes **must incorporate 2** of the following options:
 - Columns
 - Rafters
 - Keystones
 - Scales
 - Brick or Stone
 - Dentils
 - Porches / Verandahs
 - Fan Windows
 - Louvers
 - Bay or Boxed Windows
- The basic exterior finish used on the front elevations of the house, (i.e. stucco, siding), must be continuous on all elevations of the house.
- Parging is to be minimized but must not be exposed more than 1'0" above the landscaped grades on the front and 2'0" on the side, back or corner elevations.
- All facing materials must be returned to a minimum of 2'0"(i.e. brick, stone, etc.).

Elevations

- Front elevation treatments should avoid large expanses of flat, vertical wall through the use of such elements as trim boards on window frame, arched elements, decorative panels, balconies, shutters, bay windows, overhangs, covered entryways, porches, etc.
- Cottage roofs and sloped roofs should be implemented to provide opportunities for architectural diversity throughout the community.

Dwelling Unit Sizes

The minimum total floor area for the principal building shall be as follows:

- | | | |
|---|----------------------|----------------|
| • 1 Storey and Bi- Level | 92.9 m ² | (1000 sq. ft.) |
| • 1 ½ Storey and Split Level (two levels) | 134.7 m ² | (1450 sq. ft.) |
| • 2 Storey | 134.7 m ² | (1450 sq. ft.) |

Roof and Chimney

- Minimum roof pitch shall be 5/12. Exception to this requirement may be granted in consideration of overall architectural treatment and height of the specific house.
- Minimum roof overhangs shall be 18"; fascia sizes shall vary from 6" to 10" in accordance with the dwelling architectural style. All cantilevers visible to the street require a minimum 12" overhang.
- All roof vent stacks are to be boxed in and corbelling detail applied.
- **The selected roof material is IKO asphalt shingle in Driftwood Colours only.**

Landscaping

- It is the responsibility of the Purchaser to landscape the front yard from the house to the sidewalk. All yards **must** incorporate front-sodded areas.
- In the case of corner lots, the frontage of the sideyard shall be landscaped to the sidewalk.
- Landscaping shall consist of a minimum of 3 ½" of topsoil at sod areas and a minimum of 6" at all seeded areas and the installation of the following plant materials: 1 tree is required at the front of each lot. One additional tree is required in the flanking sideyard of corner lots.
- The minimum tree size shall be a 1 – 1/2" caliper for deciduous and 6'- 0" in height for a coniferous. Eight shrubs may be installed in lieu of the tree if it can be demonstrated that the overall landscaping plan takes full advantage of the attributes of the lot and is keeping with the theme of the neighbourhood.
- Landscaping shall extend to and wrap around the front corners of the house, to the fence tiebacks.
- **Landscaping as per the above must be completed no later than one year after the possession date.**

Fencing

- All side and rear yard fencing will be co-ordinated in terms of colour and detail based on the standard perimeter fence for the subdivision as per the attached schedule.
- Fencing is the responsibility of the builder and /or Homeowner to construct and maintain.

Other

- Security deposits will be collected at the time of submittal to **Windward Landtec Inc.**
- Plans will not be approved unless the design guidelines are adhered to. Security deposit refunded in full or in part, depends on the adherence to the approved plans.
- **Any deficiencies or damages will be deducted from the security deposit.**