

## ARCHITECTURAL DESIGN GUIDELINES

Subdivision	WestPark	RS-5	Residential Small Lot
Stage	Windsor Court Stage 9	Date	SEPTEMBER 2006
	Lots 14 – 37 Blk 18; Lots 1 - 6 Blk 29 Lots 40 - 47 Blk 19		

### 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.

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.

### Housing Design

#### Massing/Siting

- Minimum building width on all lots shall be within 2 ft. of the inside portion of the building pocket with the exception of pie shaped lots where discretion may be used for the massing requirements.
- 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. The maximum garage offset is 2 ft.

#### 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

All Homes must incorporate the use of two 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. Colors may be restricted at the discretion of the Architectural Consultant.

## 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 fourth 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).
- All of the following items are mandatory for all houses
  - Shadow boards on front gable ends
  - Shutters in combination with top and bottom trims on front windows or
  - Battens ( trims ) 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
  - Louvres 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 elevations 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.
- Rear elevation detailing will be required on Lots 11- 39 Blk 19. Trim boards to all openings and roof lines to avoid blank wall space will be required.

## Dwelling Unit Sizes RS-5 Lots

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

- |                              |             |                     |                 |
|------------------------------|-------------|---------------------|-----------------|
| • 1 Storey and Bi- Level     |             | 89.0 m <sup>2</sup> | (958.0 sq. ft.) |
| • 1 ½ Storey and Split Level | upper floor | 47.0 m <sup>2</sup> | (505.9 sq. ft.) |
|                              | lower floor | 47.0 m <sup>2</sup> | (505.9 sq. ft.) |
| • 2 Storey                   | upper floor | 58.0 m <sup>2</sup> | (624.3 sq. ft.) |
|                              | lower floor | 58.0 m <sup>2</sup> | (624.3 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 pitch for bungalows will be 6/12 and may be required to be a higher pitch due to adjacent homes.
- 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 BP Stone Grey asphalt shingle only. The Citadel series (20 year warranty), or the Rampart series (25 year warranty) may be used.**

## 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 2" caliper for deciduous and 6'-0" in height for 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 a year after possession date. Further extensions may be granted beyond this date if applied for in writing to the Developer.**

## Fencing

- All 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.
- A Rough Grade certificate shall be provided to ensure compliance with the design grades along with required landscaping elements prior to security deposit refund.
- **Any deficiencies or damages will be deducted from the security deposit.**