

Roseburn, *Fort Saskatchewan* 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.

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 **Strata Roseburn LP** at the time of purchase. The deposit, or a portion thereof, may be retained by **Strata Roseburn LP** for violations:

- a) Contravention of Architectural approval and/or 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, transformers, and street furniture
 - vi. Fire hydrants
 - vii. Grading and drainage swales
 - viii. Fencing
- c) Front and visible side yard landscaping not completed.
- d) Improper management of construction site, ie: no garbage bin on site for all active builds, debris & building materials littered on the lot instead of inside garbage bins, etc. The developer will provide the builder with one written warning to remedy any issues that do not uphold the high standard of cleanliness of the subdivision. Failure to mitigate those concerns will lead to

the developer hiring an outside contractor to address the issue and then invoice the builder, or subtract that total cost from the deposit

2.2 Landscaping Requirements

A landscaping package for the front yard of each lot will include a minimum of ONE TREE ON FRONT YARD. The tree shall be at least 1 ½" caliper for deciduous trees and 6' in height for evergreen trees. 5 shrubs will be accepted in lieu of the tree.

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-garage side of the front yard. Landscaping between a sidewalk and curb is completed by the developer once the majority of the stage is built-out. Concrete and other non-porous materials are not a permitted landscaping treatment but will be allowed from the corner of the house extending to the back/side yards as a permanent access.

Front/side landscaping forms part of the final acceptance requirements and is required to be completed without one year of occupancy if the adjacent houses are complete. A seasonal extension will be considered if deemed to have just cause by the developer. *It is recommended that homeowners do not complete backyard landscaping or fencing along property lines adjacent to an undeveloped lot*, because when those lots are excavated for construction of a house, the structural integrity of the soils may be compromised in a large rain event. Doing so is at their own risk.

2.3 Lot Grading

The lot grading must be consistent with the approved Lot Grading Plan for the applicable stage of Roseburn. 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 City of Fort Saskatchewan require rough & final grading approval through the municipality.

3. Architectural Guidelines

3.1 House Size

- (a) Site coverage is determined by the Land Use Bylaw and there are no additional min/max house size requirement.

3.2 House Requirements

- (a) All housing units are to be completed with at least two parking spots on private property.
- (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. Garage width must not exceed 20' at the property line, but can widen within private property for oversized and triple-car garages. Driveway should curve on *one side*, extending to the 3rd garage bay. If a builder chooses to have a curve on both sides of the driveway, it can only start widening 6' from the property line.



Not permitted, curve on both sides must be 6' from PL



Permitted, curve on both sides is 6' from PL

- (d) Homeowners that square off the curve after purchasing the property will forfeit their deposit, as the property will no longer match the approved plot plan.

Examples of *non-permitted* landscaping:



Homeowner filled in driveway curve with concrete



Homeowner filled in boulevard and space beside driveway

- (e) House portion roof slopes to be a minimum of 5/12 with the exception of bungalows which shall be 6/12. A lower slope may be considered by the VENDOR where there is architectural intent for houses built with modern and contemporary architecture.
- (f) There shall be no identical house elevation separately by less than 3 houses.
- (g) The minimum roof overhang shall be 18". All cantilevers on front elevations and exposed sides on corner lots, require a minimum 12" overhang.
- (h) A maximum of 7 risers will be permitted on all houses, and a maximum of 4 risers per run (with a minimum 3' landing separating each run)
- (i) Roofs shall be covered with asphalt shingles in either Driftwood or Black.
- (j) Predominant trims in contrasting colors on window, doors, trims, etc.
- (k) A minimum of 6" fascia
- (l) 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.
- (m) 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).
- (n) The requirement to include brick/stone on the front elevation may be waived for modern/contemporary elevations that include black frame windows.
- (o) *Walkout/Partial Walkout/Lots backing onto Park/Pond:*

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.

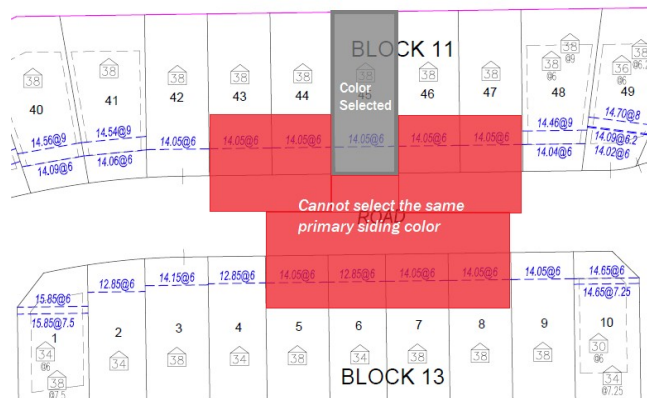
Walkout basement houses will require a rear deck complete with a minimum of 12" X 12" support columns.

Freestanding storage sheds or aux buildings will not be allowed within the legal rear yard (as defined by the minimum dwelling rear setback) and must be against the building to prevent visual screening from the public space.

- (p) Special exterior design must be given to the flange side of homes on all **CORNER LOTS**, matching the detailing on the front elevation

3.3 Exterior Finishes

- (a) Vinyl siding, concrete panel/siding (ie: Hardie), and stucco are the allowable primary finishing materials. A variety of finishing materials is encouraged.
- (b) Brick & wood grain paneling (ie: Lux Panel, Sagiper) are the preferred accent detail material to compliment the community fencing and entrance features.
- (c) Additional finishing material used on the front elevation must be wrapped around the corners:
- Stone must be wrapped a minimum of 24"
 - Stucco detailing wrapped as shown on front elevation
 - Trim boards as shown on front elevation
- (d) Excessive use of colors throughout any given streetscape will not be permitted. No identical house color will be permitted without a separation of a minimum of two houses between. A change in exterior material may be considered a change in color subject to the approval of the VENDOR. Deep colors are encouraged and may be required if the adjacent properties have lighter colors.



- (e) The distance above the garage must be minimized and the garage door must be painted to match/compliment the house color or the fascia color. Garage doors are to be no higher than 10'.
- (f) 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**:

- Minimum of 75 sq.ft. of brick or accent stone
- 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 Fort Saskatchewan fencing details shown below. All fences not build out of these materials must be approved by the **VENDOR**.

The following are the approved fencing materials/colors:

MATERIAL
Chain Link
Wooden
Vinyl

COLOR
Black
Wood grain

