

# CASTLEBROOK

## ARCHITECTURAL AND CONSTRUCTION GUIDELINES

### STAGE 13C

#### Minimum Sizes

Bungalow	1400 sq. ft.
Split Level – excludes any developed area over garage	1400 sq. ft.
Bi-Level (raised bungalow)- main floor only	1400 sq. ft.
Two storey or One and one-half storey	2200 sq. ft.

- The minimum house width on any lot is to be not less than 32 feet. If the width of the house is not equal to the width of the building pocket, then the house (when plotted) must be centered on the lot. Houses incorporating a garage offset of more than 4 feet will be specifically reviewed for suitability and may not be approved. Houses should be designed and sited with consideration for the unique characteristics and attributes of the neighbourhood and it's topography.

#### Garages and Driveways

- Double attached front drive garages are a minimum requirement. A triple garage may be suitable only in consideration of overall massing and proportion. Such designs must enhance the architectural features and mass of the home itself. This may be accomplished with a variety of architectural measures such as proportionate development of the second floor area above the garage, the use of dormers, continuous roof lines and prominent entrance ways.
- All garages must be located in accordance with the Garage Location Plan.
- Driveways/walkways must be poured-in-place concrete or paving stones.

#### House Design

- Designs with similar or approximately identical elevations or colour will not be permitted on adjacent lots or within two lots of each other. Repetitive use of elevations will be controlled to ensure an interesting streetscape. Modifications to elevation treatment may be required accordingly. All exterior colour schemes will be approved on a house-by-house basis. The Developer reserves the right to approve or disapprove any colour scheme
- All model types will be considered on corner lots providing that it can be demonstrated that the elevations selected for these lots have roof lines predominantly sloped towards both streets.
- **Special attention must be given to detail on all front, high visibility side and rear elevations, including lake lots. Architectural features such as window & door surrounds, feature windows, shadow bands, roof line variances, avoidance of blank wall planes and/or the application of brick or stone will be required.**
- No false front shall be permitted unless the material utilized on the front elevation of the dwelling is either brick or stone (stacked, not flat) and the brick or stone is complete with an

**Architectural and Construction Guidelines**

eighteen (18") inch return. All trim details must be returned 18" at side elevations. The use of brick is encouraged as an architectural focus.

- Exterior finishes that will be approved are: Vinyl siding, Hardie Board, stucco, brick or stone.
- All front elevation windows (and side elevation windows on corner lots) must have trim detail of full battens or shutters.

**Roofing**

- Roof material must be an architectural shingle. Only Cambridge Series by IKO are permitted.
- Colours that will be approved are : Driftwood, Dual Black or Harvard Slate.
- A minimum roof pitch of 5/12 will apply to all homes. A higher roof pitch is encouraged for bungalows/bi-levels to enhance the streetscape.

**Approval Process**

- **Plot plans and stakeouts are to be completed by Stantec Geomatics (780-917-7000), the designated surveyor for the subdivision.**
- **All house plans must be forwarded to Horizon Designs Ltd. (Tel. 780-922-8004, Fax: 780-922-8013) for approval, prior to stakeout.**
- **Deviation from the approved plans shall require written approval prior to commencement of change.**
- These guidelines may be altered, amended or varied by the Architectural Committee respecting any lot if, in the opinion of the Architectural Committee at its sole and absolute discretion, such variance is not detrimental to the overall integrity of the Subdivision.

**Landscaping/Fencing Requirements:**

- A minimum of 4" topsoil must be placed over the entire yard.
- Front yards are to be completely sodded to the fence tiebacks.
- The minimum requirement for the front yard is one tree and a prepared shrub bed containing at least 8 shrubs. The minimum tree size shall be a 6 foot in height Colorado Spruce or a 2 inch caliper deciduous tree. The shrubs in the bed are to be 12" – 18" in height.
- Front yard landscaping shall extend to and wrap around the front corners of the house.
- In the event of a side drive garage/driveway, mandatory landscaping must be placed at the garage end wall yard, additional plant material must be placed at entrance yard side.
- If fencing is constructed along the back of the lot or side yards, it is to be consistent with our project fencing in design and colour ("Stonehedge", solid stain, available at Cloverdale Paint re: Wrangler Construction).

**Restrictive Covenant** - A Restrictive Covenant is registered on the title of each lot.

**The Vendor, Developer, and Architectural Committee, or their servants, agents, contractors, or appointees shall not be held responsible or liable to any owner or purchaser within the Subdivision for the accuracy, enforcement or compliance with the Architectural and Construction Guidelines.**