

# SCHEDULE I

## LAKE NEWELL RESORT ARCHITECTURAL CONTROLS 2007

### TABLE OF CONTENTS

INTRODUCTION		Page 1
SECTION 1	Design Principals	Page 2
SECTION 2	Building Materials & Colours	Page 2
SECTION 3	Building Size	Page 3
SECTION 4	Site Design Specifications	Page 3
SECTION 5	Landscape Details	Page 4
SECTION 6	Approval Process and Fees	Page 5-6

### APPENDIX

(A) Home Design Specification Schedule	Page 7
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### INTRODUCTION

The following guidelines are meant to describe the overall design concepts and controls established to coordinate and reinforce the theme for Lake Newell. The theme calls for homes designed to respond to the climatic conditions of the region. They must be sensitive to the natural setting, and blend with the environment.

- SECTION 1: Presents general design principals with regard to Building Form.
- SECTION 2: Covers Building Materials and colours.
- SECTION 3: Details Building Sized in relationship to lot size.
- SECTION 4: Describes Site Design Specifications including setbacks, driveways, grades and retaining walls.
- SECTION 5: Examines Landscape Details.
- SECTION 6: Describes the Approval Process for obtaining design and engineering acceptance.

## **SECTION 1: DESIGN PRINCIPALS**

### **1.1 FRONT ELEVATIONS**

Entrances must be articulated with roof canopies, use of building materials and landscaping to emphasize human scale. Blank walls are not permitted.

### **1.2 REAR ELEVATIONS**

Unbroken two or three story facades are not acceptable. Attention to roof scape is encouraged to reduce building height. Decks and wall setbacks can also be used.

### **1.3 SIDE ELEVATIONS**

Elevations facing the major side yard (3m) should be articulated with more design features. Street side elevations will be considered similar to front elevations.

### **1.4 ROOFS**

Unique rooflines are encouraged. Consider 4/12 minimum slope, but steeper pitches are encouraged.

### **1.5 EAVES AND OVERHANGS**

Encourage minimum overhangs of 600mm (2') but greater overhangs are encouraged on South elevations.

### **1.6 FACIAS**

Double 150mm (6 in) facias are mandatory. Gutters and down spouts are required.

### **1.7 HEIGHT RESTRICTIONS**

10 m maximum to highest eave line.

### **1.8 GARAGES**

The largest garage permitted to face the street is 7.2m (24') x 9m (30'). Larger garages should have the door turned perpendicular to the front lot line and be on larger lots.

### **1.9 SHEDS**

Exterior material must be low maintenance and color should match the principal building. Location must be approved by the architectural board and be in compliance with the County of Newell Land Use Bylaws. Sheds should not exceed 120 square feet or be higher than ~ 3.5 meters measured to the peak.

## **SECTION 2: BUILDING MATERIALS AND COLOURS**

### **2.1 ROOFS**

- 25 year or higher roof systems
- Earth tones encouraged

### **2.2 WALLS**

- Stucco or wood siding are allowed
- Cultured stone or brick accents are acceptable
- Brick
- Low maintenance siding
- Vinyl not recommended, but acceptable

### **2.3 COLOURS**

- Earthy tones only are acceptable
- Colour highlights will be allowed for entry doors and trim

## **2.4 MODULAR OR PRE-BUILT RESIDENCES**

- Modular or pre-built homes are not allowed. Principal buildings must be "stick built" on the property.

### **SECTION 3: BUILDING SIZE**

#### **3.1 MINIMUM BUILDING SIZE**

Minimum Building Size is determined by roof area. Roof Area including the main house and porches must total at least 15% of Lot Area.

#### **3.2 MAXIMUM BUILDING SIZE**

Maximum Building Size is 40% of Lot Area.

#### **3.3 MAXIMUM SITE COVERAGE**

Maximum site coverage for all buildings including accessory buildings (sheds) is 45% of Lot Area.

### **SECTION 4: SITE DESIGN SPECIFICATIONS**

#### **4.1 FRONT SETBACK**

Must conform to RR1 or RR2 requirements of 3m (10') minimum for side drive garages to street. 6m (20') for front drive garages. Houses without garages should have a 9m (30') setback.

#### **4.2 SIDEYARDS**

Zero lot line requirements result in an 0m Side yard and a 3m (10') Side yard. A 600 mm (2') encroachment agreement allows for cave and footing overhangs.

#### **4.3 SITE GRADING**

Site grades must divert surface water away from structures. Surface and subsurface irrigation must not be allowed to saturate foundation.

#### **4.4 RETAINING WALLS**

Must not exceed 3' in height without stepping. Natural stone finish is preferred, but parging or stucco is permitted.

#### **4.5 REAR SETBACK**

Minimum 7.5m (25') rear property line to house.

#### **4.6 DECKS**

Minimum 4.5m (15') from rear property line.

#### **4.7 PROJECTION OVER YARDS**

The portions of any attachments to a principle building which may project over or on a minimum setback on a lot are; an open veranda, porch, balcony, fireplace, chimney or other similar projection as determined by the Condominium Board.

## **SECTION 5: LANDSCAPE DETAILS**

### **5.1 FENCING**

No perimeter wood fencing will be allowed. A 1200mm (4') high chain link/vinyl fence is the only enclosure permitted.

### **5.2 DRIVEWAYS**

Location of driveways are to be placed accordingly to a plan approved by the Architectural Control Board. The width of the driveway should be at least as wide as the garage. Driveways must have a hard surface. Acceptable building materials include pavement, concrete and interlocking brick. A decorative area next to the driveway should be considered to create a location to place shoveled snow.

### **5.3 OFF STREET PARKING**

Each residential unit must provide for three off street parking stalls, which is to be shown on the plot plan if the proposed structure does not include a garage. Parking specifications shall be in accordance with approved parking guidelines.

### **5.4 APPEARANCE DURING CONSTRUCTION**

The builder/owners are required to keep there lot clean and orderly during construction. There will be no burning of garbage on site. Builders/owners are required to supply enclosed garbage bins and/or trailers and to empty them as they become full. The Condominium Board expects the site to be cleaned on a daily basis. A written notice may be issued to the builder/owner in cases where the site is not kept clean. If the Condominium Board is forced to keep the site clean, all costs including written notice costs will be assessed against the owner/builder including a minimum fee of \$ 100.00 for the repeated reminders.

## **SECTION 6: APPROVAL PROCESS AND FEES**

**6.1 All submissions must be made in duplicate to the Architectural Control Board. The decision of the Architectural Control Board is final and the Board reserves the right to use discretion in the review of submissions.**

The Applicant must submit the following:

- Plot Plan (must be accurate and be in metric)
- House Plans
- One completed House Plan Approval Form
- Residence Cross section from front to rear

During construction, absolutely no equipment, vehicles, or building supplies will be allowed on any part of the green areas and parks.

Plot Plans are to be drawn at 1:200 scale metric and are to include the following information.

- Lot, Block and Plan numbers
- Civic Address
- Contractor Name, Address and Phone Number
- ALL corner grades
- Proposed landscape grades at all corners of the house and garage as well as the sides
- Proposed actual top of footing (ATF)
- Front, Rear and Side setbacks
- Cantilever and deck locations
- Drainage pattern of the lot
- Entrance locations of the home
- Driveway or parking pad location
- Driveway slopes
- Right-of-Ways and easements shown and labeled
- Locations of all surface appurtenances that exist or are planned. I.e. lamp standards, and electrical pedestals
- Front elevations of the house at 1:200, if a corner lot then also the side elevation of 1:200; and if a lake front or park backing lot, the rear elevation of 1:200, these elevations are to be accurate.

Building grade plans, legal plans, R.O.W. plans and curb plans can be obtained from the Architectural Control Board at the time of your lot purchase. These plans should be used to assist the builder and homeowner in designing a pleasing home compatible to the adjacent existing or proposed environment. Faxed house plans or plot plans are not acceptable. The submissions will be reviewed within ten working days of receipt of complete package.

The builder/home owner is responsible for reviewing the returned approval before applying for a Building Permit and constructing the home. The builder and or homeowner shall be responsible for the adherence to and compliance's with the Building Codes, Land Use Bylaws, Restrictive Covenants, Caveats and any such other Local, Municipal, Provincial or Federal rules, regulations or guidelines affecting the development of this property. Architectural Control Board is to be notified of any discrepancies in the approval.

## 6.2 FEES AND DEPOSITS

All fees shall be administered by and made payable to Lake Newell Resort Condominium Association. Any fees owed to the Association by the owner and the builder are to be paid.

### STAGE ONE:

A one time non-refundable fee of \$50.00 is due prior to a Preliminary Design review.

### STAGE TWO:

A performance deposit of \$5,000.00 per lot (payable to Lake Newell Resort Condominium Association) plus \$300.00 non-refundable Architectural control Fee (payable to Lake Newell Resort Condominium Association) is due prior to house plan and grade approval.

The deposit will cover contravention of Architectural Guidelines and Damage to Subdivision features.

Failure to adhere to guidelines will result in forfeiture of the performance deposit.

Applicant must use the Condominium Association's approved Surveyor.

It is the responsibility of the builder to inform the Architectural Control Board in writing of any damage prior to starting construction. If no such notice is given, then any damage to any of the items listed above will be the responsibility of the builder and deposits will be held accordingly.

The performance deposit will be returned upon completion the following requirements:

- Exterior of house completed, inspected and approved, within 240 days of Architectural Approval to commence
- Final grading completed
- Water valve exposed and marked
- Curbs cleaned
- Curb damage repaired
- Street damage repaired
- Irrigation damage repaired
- Park (green area) damage repaired
- Garbage must be contained or removed on a daily basis
- Applications made in writing to Architectural Control Board
- Irrigation service to be comply with approved guidelines
- Approved water meter installed
- Final inspection made by Architectural Control Board

Deposit will be returned as follows:

- House complete, including exterior - \$2, 500.00
- Landscaping including driveway - \$2, 500.00

The administration of the Architectural Controls in this manner is to ensure that overall appearance of Lake Newell Resort is aesthetically pleasing, ultimately protecting property values, as well as ensuring that all homes have the necessary elevations and footprint positioning the proper drainage and tie-ins to services.

Each Condominium Board has its own Architectural Control Board. Members of the Architectural Control Board are appointed by the Condominium Board. Plot plans and design consultation are available upon request to Architectural Control Board. If required, Soil Bearing Certificates are available from EBA Engineering in Calgary. Phone 236 - 9700 for inspections.

# HOME DESIGN SPECIFICATION SCHEDULE

## APPLICANT / PURCHASER INFORMATION:

NAME(S): \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

E-MAIL ADDRESS: \_\_\_\_\_

PHONE #: \_\_\_\_\_ FAX #: \_\_\_\_\_

## BUILDING / CONSTRUCTION INFORMATION

LEGAL DESCRIPTION: Lot \_\_\_\_\_ Plan \_\_\_\_\_ (Block \_\_\_\_\_)

MUNICIPAL ADDRESS (House # and Street): \_\_\_\_\_

DATE PLANS SUBMITTED: \_\_\_\_\_

BUILDER: \_\_\_\_\_ PHONE #: \_\_\_\_\_

HOUSE TYPE: \_\_\_\_\_ SQUARE FOOTAGE: \_\_\_\_\_

PLEASE DESCRIBE MATERIAL AND COLOR WHERE APPLICABLE FOR THE FOLLOWING:

MATERIALS: \_\_\_\_\_

MAIN EXTERIOR WALLS: \_\_\_\_\_

DOOR & WINDOW TRIM: \_\_\_\_\_

FINISHING FEATURES: \_\_\_\_\_

GUTTERS & DOWN SPOUTS: \_\_\_\_\_

SOFFIT: \_\_\_\_\_

MASONRY BRICK ACCENTS: \_\_\_\_\_ MASONRY STONE ACCENTS: \_\_\_\_\_

GARAGE DOORS: \_\_\_\_\_ MAIN ENTRY DOOR: \_\_\_\_\_

OTHER: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

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### ITEMS BELOW FOR ARCHITECTURAL CONTROLS REVIEW BOARD USE ONLY

DESIGN APPROVAL: \_\_\_\_\_

APPROVED: \_\_\_\_\_ App. Letter Sent: \_\_\_\_\_

Arch. Control Fee (\$350.00) Rec'd: \_\_\_\_\_ Performance Deposit (\$5000.00) Rec'd \_\_\_\_\_