

Northridge Estates Design Summary

This Design Summary is derived from the official Northridge Estates Design Guidelines and provides a summary for quick reference and information for use by prospective purchasers and builders. Please refer to the full Design Guidelines for complete details. Documents are available for viewing, printing or downloading at www.northridgeestates.ca.

Approvals

All dwellings, other buildings and all other improvements to a lot, including fencing and landscaping, are controlled as to design, siting, height, setbacks, types of roof and exterior finishing materials and exterior colour schemes. No work shall be commenced on a lot without having first received the approval of the Design Approval Officer.

Applications for approval must include the application form, a current title search, a non-refundable plan review fee of \$250, a refundable compliance fee of \$4500, and two complete sets of drawings as described in 5 (a) through (h) of the Design Guidelines. For complete information regarding the approval process, please see the Northridge Estates Design Guidelines.

Building Plans submitted for approval must comply with the following:

Dwelling size

- ✓ Single storey dwellings (ranchers) must have a minimum habitable area of 1,350 square feet.
- ✓ Basement entry, split-level or two storey dwellings must have a minimum habitable area on the main floor of 1,250 square feet.

Roof

- ✓ The dwelling or any other buildings constructed on a lot must not have a roof overhang of less than 15 inches measured from the exterior wall of the building to the outside of the roof fascia board.
- ✓ No roof to have a roof pitch of less than 8/12.
- ✓ All buildings must have roof finish consisting of 25 year or better fiberglass shingles. Information must be submitted stating the manufacturer, shingle pattern, colour of shingles and ridge caps.

Exterior finishes

- ✓ The dwelling or any other buildings on a lot must have two of the following exterior finishes (excluding fascia, soffits and trim): hardiboard (hardi-plank); cedar siding which has an approved fire protection rating; brick; natural or cultured stone; or stone veneers.
- ✓ No vinyl siding is to be used on any building.
- ✓ The colour and pattern of any brick or stone and/or stone veneers must be a standard or metric size and must blend with the siding. The brick or stone shall be neutral and even toned. Strong reds, blacks and white will not be approved.

Garage and driveway

- ✓ No carports or single vehicle garages are permitted.
- ✓ Garages must have a minimum width of 18 feet, together with an adjacent driveway having a minimum width of 20 feet that will accommodate parking for at least two motor vehicles.
- ✓ Driveway and sidewalks must have a finished surface of exposed aggregate concrete. All driveways must extend to the curb line. Driveways must be completed prior to occupancy of the dwelling.

Fences

- ✓ Fences between adjoining lots and along the side or rear of a lot must have all of the following characteristics: vertical stain grade cedar boards, with a solid stain; no lattice top; the top and bottom of all fencing shall be parallel and horizontal and all posts are to be true vertical, and in the case of sloping lots, all fencing shall be steeped at appropriate intervals.
- ✓ Fences or privacy hedges between adjoining lots and at the rear of a lot shall not have a maximum height greater than 6.5 feet.

General appearance

- ✓ Any building must not have an exposed concrete foundation greater than two feet in height except for stepped foundations to accommodate the finished grade of the lot.
- ✓ There shall not be any overhead wiring.
- ✓ No building plan for a dwelling may be repeated more often than every third dwelling on either side of the road.
- ✓ No window frames other than beige in colour will be permitted.
- ✓ Trim boards used around window frames and doorways shall be finished in a complementary colour.
- ✓ All gutters and downspouts and soffits are to be finished in a compatible colour.
- ✓ The facade of all buildings must be clean and uncluttered.
- ✓ In general, the appearance of quality will be maintained by not using bright garish colours. Only the use of natural colour tones with complementary trim will be accepted and approved.
- ✓ Repetition of colour schemes within a three-lot radius on either side of the street will not be approved.