

ARCHITECTURAL GUIDELINES
OSPREY ESTATES – WABAMUN, ALBERTA

2018

Osprey will introduce and encourage the use of environmentally friendly products and smart growth ideas by promoting and assisting with recycle, water conservation practices, building standards and lighting efficiency. In order to ensure that the neighborhood develops as a cohesive unit the Village of Wabamun has established a set of Architectural Controls and Design Guidelines that must be followed by each home builder and property owner within Osprey. Architectural controls help to develop and protect a sense of integrity within a development, as well as aid in the maintenance of property values and neighborhood aesthetics.

All requirements are subject to review by the Village of Wabamun and/or its agents of the Village of Wabamun.

Manufactured Home Lots: Block1-Lots 22-31 Block 2 Lots 17-26 Block 2 - R2 Zoning

1. All homes will be placed in the designated building envelope – see Schedule “A”
2. All homes will be set to the design grades assigned to the particular lot.
3. All homes will have an offset attached 2 bay garage or car port as set out in schedule “B”.
4. Exterior finish & color shall conform to standards set out in in Schedule “E”
5. Quality & appearance must meet standards set out in Schedule “B”
6. All work, including but not limited to foundations and garage construction shall conform to Alberta Building Code
7. All exterior works shall be completed within 90 days of placement of home
8. All homes shall be a minimum of 900 square feet
9. Landscaping shall be completed as per Village of Wabamun Land Use Bylaw
10. Fencing shall conform to the Village of Wabamun Land Use Bylaw
11. Driveways will be hard surfaced to edge of sidewalk with either concrete, asphalt or paving stones
12. Parcel coverage with buildings and building heights shall conform to Village of Wabamun Land Use Bylaw
13. Developers may have to provide financial guarantees and or securities to ensure compliance and to cover replacement of damaged infrastructure.

Duplex Lots: Block 3 Lots 27-36 - R2 zoning

1. Duplex structures will be attached units sited on designated zero lot line building envelope – see Schedule “A”
2. All homes will be set to the design grades assigned to the particular lot.
3. All homes will have an offset attached 2 bay garage as set out in Schedule “C”
4. Acceptable exterior finishes are finished wood siding, cement fiber siding, prefinished metal siding, stucco and vinyl siding. Stone, battens or brick may be used as a

complimentary finish. Acceptable colors are natural earth hues, blues, greens, burgundies and muted pastels but no bright colors will be approved. Innovative exterior finish products and colors are encouraged but all exterior finishes and colors must be approved by the development authority.

5. All work, including but not limited to foundations and garage construction shall conform to Alberta Building Code
6. All exterior works shall be completed within 90 days of placement of home
7. Each half of a duplex shall be a minimum of 646 square feet
8. Landscaping shall be completed as per Village of Wabamun Land Use Bylaw
9. Fencing shall conform to the Village of Wabamun Land Use Bylaw
10. Driveways will be hard surfaced to edge of sidewalk with either concrete, asphalt or paving stones
11. Parcel coverage with buildings and building heights shall conform to Village of Wabamun Land Use Bylaw
12. Developers may have to provide financial guarantees and or securities to ensure compliance and to cover replacement of damaged infrastructure.

Condominium District: Block 3 - R 3 Zoning

1. Condominium structures on this site will not exceed 35 living units.
2. All structures, amenities and landscaping will conform to the pre-approved master site plan, architectural plans and specifications.
3. All unit owners will be part of a Condominium Association, and share designated common areas and amenities.
4. The condominium corporation will be responsible to regulate and enforce all Municipal and other applicable laws and regulations as per The Condominium Properties Act- Revised Statutes of Alberta Chapter C-22.
5. The condominium Corporation's management shall report to the Village of Wabamun.
6. All work, including but not limited to foundations and garage construction shall conform to Alberta Building Code

Site Built Single Family District: Block 4 - R1 Zoning

1. All homes will be placed in the designated building envelope – see Schedule "A"
2. All homes will be set to the design grades assigned to the particular lot.
3. Acceptable exterior finishes are finished wood siding, cement fiber siding, prefinished metal siding, stucco and vinyl siding. Stone, battens or brick may be used as a complimentary finish. Acceptable colors are natural earth hues, blues, greens, burgundies and muted pastels but no bright colors will be approved. Innovative exterior finish products and colors are encouraged but all exterior finishes and colors must be approved by the development authority.
4. Quality & appearance must meet standards set out in schedule "D"
5. All work, including but not limited to foundations and garage construction shall conform to Alberta Building Code

6. All exterior works shall be completed within 90 days of placement of home
7. All homes shall be a minimum of 1100 square feet
8. Landscaping shall be completed as per Village of Wabamun Land Use Bylaw
9. Fencing shall conform to the Village of Wabamun Land Use Bylaw
10. Driveways will be hard surfaced to edge of sidewalk with either concrete, asphalt or paving stones
11. Parcel coverage with buildings and building heights shall conform to Village of Wabamun Land Use Bylaw
12. All homes in this block must be placed on a cement foundation or basement
13. Developers may have to provide financial guarantees and or securities to ensure compliance and to cover replacement of damaged infrastructure.

Architectural Guidelines SITE PLAN Osprey - Wabamun



MR & PUL

SW - Manufactured homes with attached off set garages

SW - Manufactured homes with attached off set garages

SFR - Duplex Housing

R-2 Town Housing

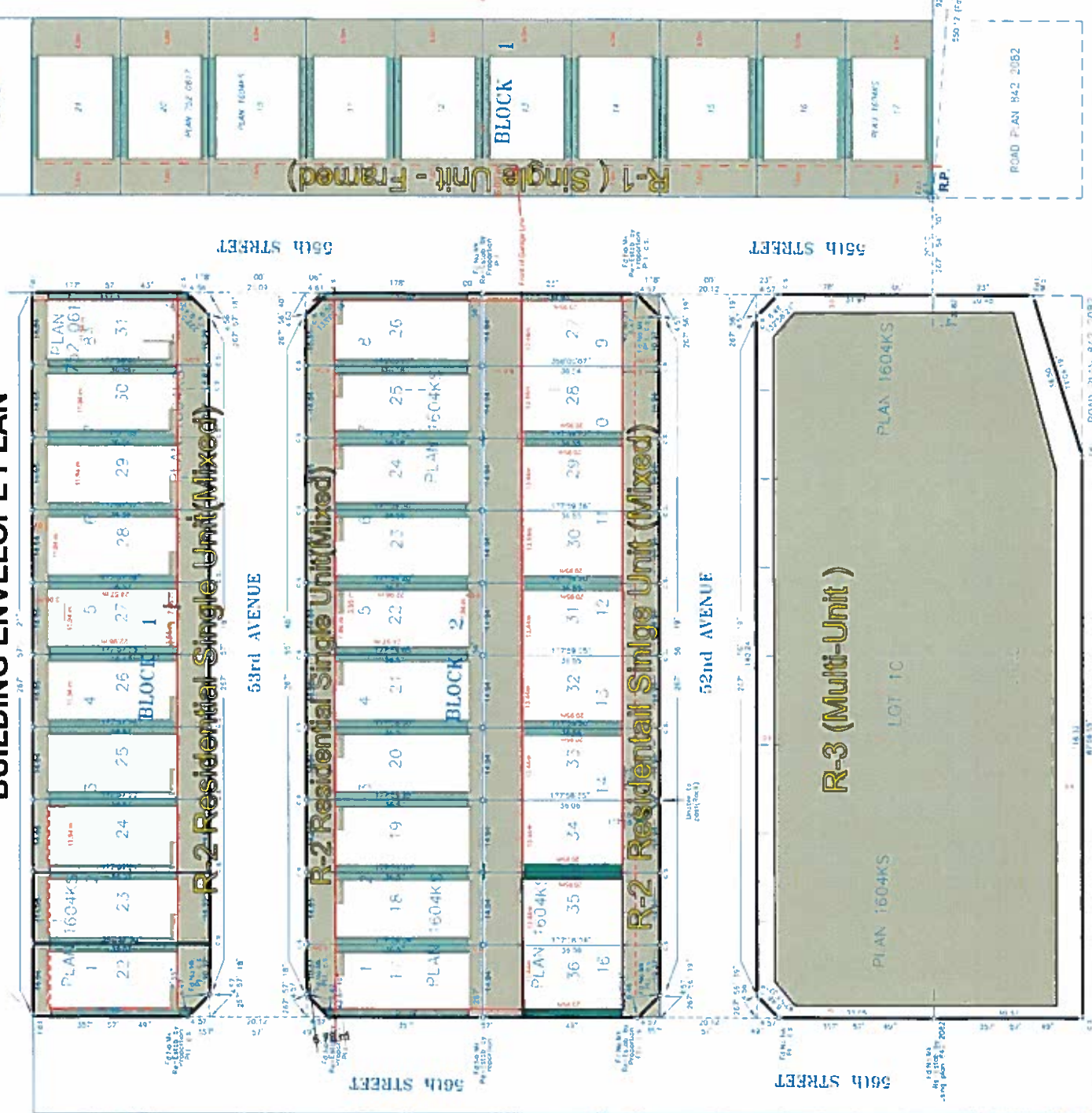
32 units

Future - Single Family Residential
(Grandchild & Applied of Rules)

MR

Lakeshore Drive

Osprey - Wabamun Schedule "A" BUILDING ENVELOPE PLAN



ROAD PLAN 842 2062

ASCEM 404 93

32153AR

500.7 (P.1) BASCH

RP

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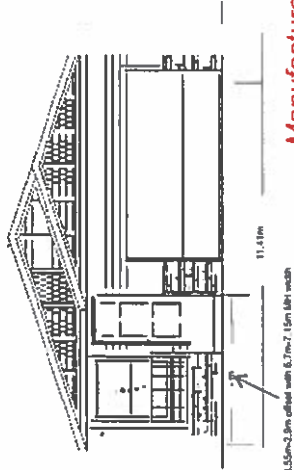
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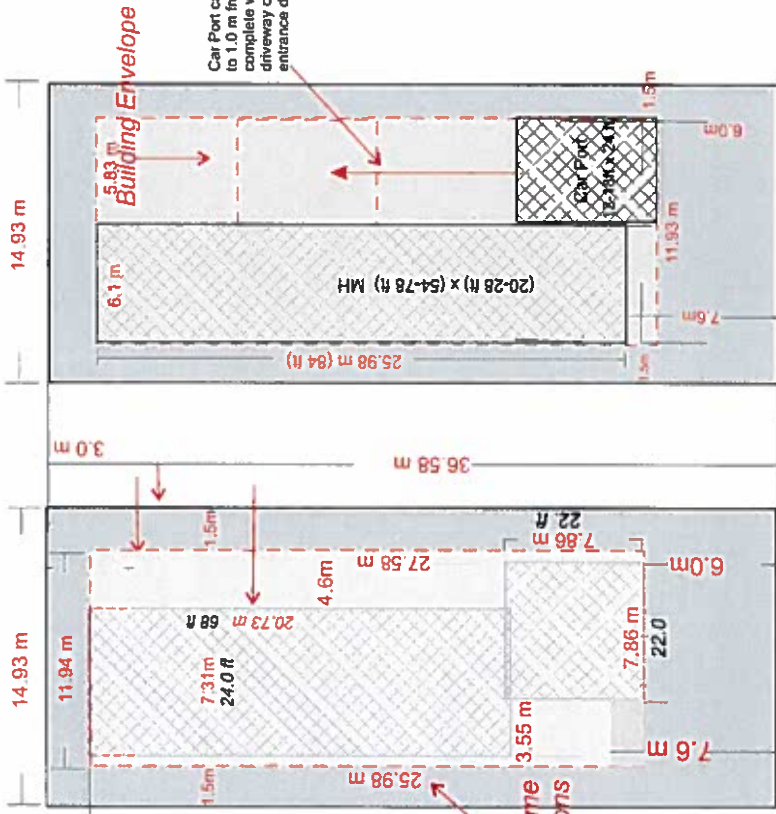
**SCHEDULE "B"
BUILDING ENVELOPE
BUILDING STREET VIEW SHOWING QUALITY AND APPEARANCE
Osprey - Manufactured Home District**



3.0 m
Building Envelope
Lot Boundary



Manufactured Home
O/S Dimensions



Car Port can be recessed to 1.0 m from back of MH complete with integral driveway consistent with entrance driveway specs.

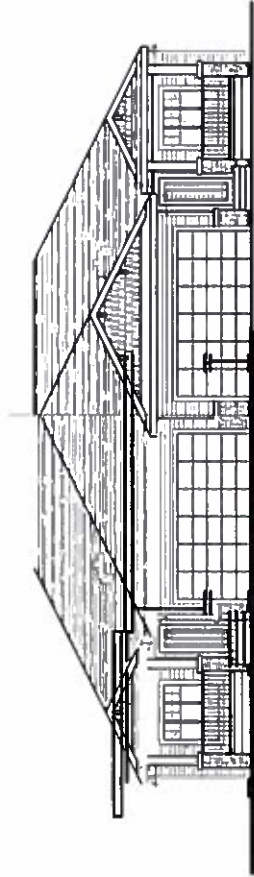
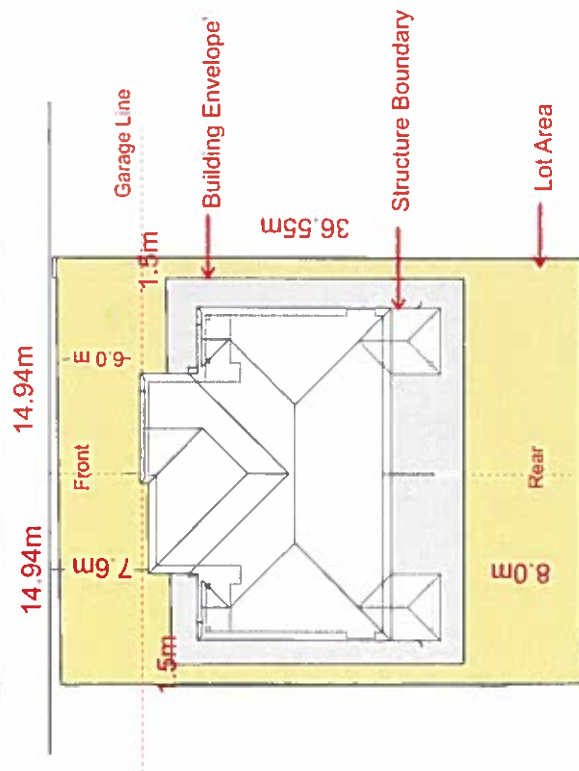
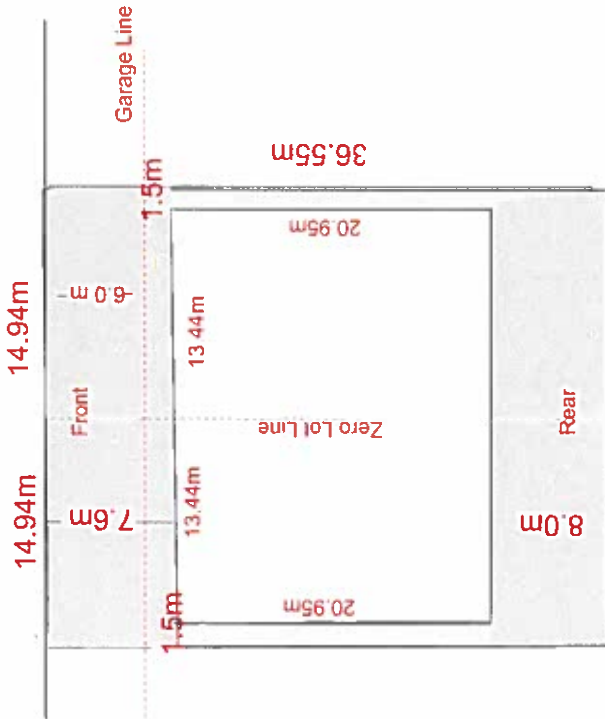


Example of 24 x 56 ft home with 22 x 22 ft garage
Example of 20 x 68 ft home with 18 ft car port
MANUFACTURED HOME WITH FRONT OFF SET GARAGE
MANUFACTURED HOME WITH SIDE CAR PORT

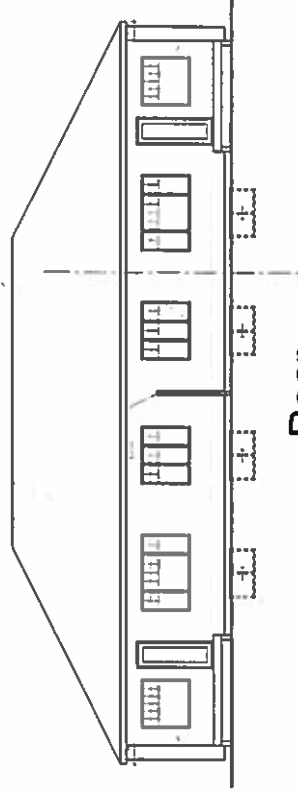
The above details apply to:
Osprey Phase 1
Manufactured Home Sites
Blk 1 (1-10)
Blk 2 (1-10)



**SCHEDULE "C"
BUILDING ENVELOPE
BUILDING STREET VIEW SHOWING QUALITY AND APPEARANCE
Osprey - R-2 Duplex**



Front



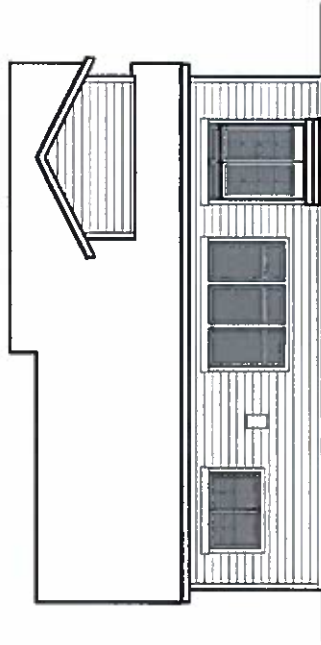
Rear

**R-2 Residential Single Unit (Mixed)
Duplex**

**SCHEDULE "D"
BUILDING ENVELOPE
BUILDING STREET VIEW SHOWING QUALITY AND APPEARANCE
Osprey - R-1 Site Built**

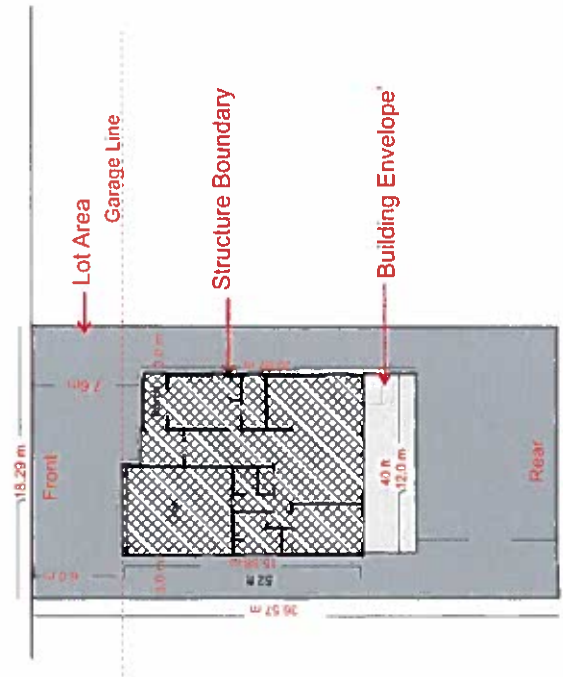
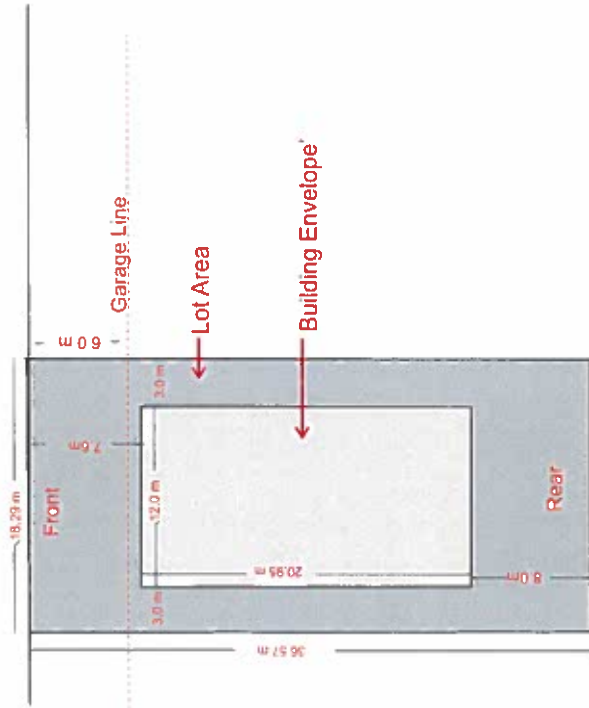


Front



REAR ELEVATION

Rear



Osprey , Wabamun Architectural Guidelines SCHEDULE "D"


Exterior Finishes - Manufactured Homes & garages/Car Ports

SAMPLE VIEW -COLOR COMBINATION



Georgia Pacific Vinyl Lap Siding Example

Colors

			
Blue	Clay	Cream	Flint*
			
Olive	Pearl	White	

Shutters



Osprey , Wabamun Architectural Guidelines SCHEDULE "D"

Exterior Finishes - Manufactured Homes & garages/Car Ports OPTIONAL ACCEPTABLE COLORS



Blue

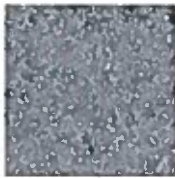


Green



Red

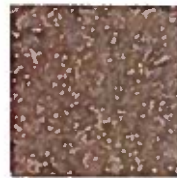
Shingles



Glacier White



Rustic Black



Rustic Cedar



Weathered Wood

Exterior Paint Colors



Antique Silver PPG1002 5



Beige Teal



Gargoyle PPG1127 4



Hearth PPG1093 3



Golden Fleece



Hom White



Portabella



Stormy



Gray By Me PPG1008 4



Safari Brown PPG1061 6



Thyme Green PPG1128 6



Go To Gray PPG1004 3

Please note that due to computer monitor differences, photographic lighting variances, and changes in dye casting during the manufacturing process, colors shown online may not match precisely on your finished home.

Osprey , Wabamun Architectural Guidelines SCHEDULE "E"

Exterior Finishes - Manufactured Homes & garages/Car Ports

ACCEPTABLE SIDING COLORS



Cream



Clay



Flint



Olive



Blue



White

ACCEPTABLE SHINGLES COLOR



Dual Black



Dual Grey



Earthtone Cedar



Weatherwood

ACCEPTABLE SHUTTER COLORS



White



Black



Brown



Blue



Green



Red

NOTE: Colors will vary with different home manufacturers, however providing a paint or siding chip to accompany the application for permit will assist the Development Authority in its decision to accept a variance in color or texture.