

ARCHITECTURAL DESIGN GUIDELINES
LACOMBE PARK ESTATES STAGE 16 A/B & 16C

The following is a summary of Genstar's Architectural Design Guidelines. Further clarification may be obtained by contacting the Architectural Coordinator – Streetscapes Consulting Ltd.

The developer and/or its designated consultant shall use these guidelines as base reference standards only and reserves the right to deviate from these guidelines as they determine.

The architectural theme of Lacombe Park Estates will require a timeless, traditional style which is compatible with the character of previous stages in Lacombe Park. Stark or extreme architecture will not be approved (i.e.: flat roof, box on box design, dome, pyramid/angular facades). The decision of Genstar will be final.

1. **House Widths & Building Pocket Widths** – The width of the house and garage is to maximize the building pocket. The Consultant may exercise some discretion regarding width requirements providing Genstar's design objective of value preservation is achieved.
The marketing plan indicates house width at 12 metre setback from Property line; however, the legal building pocket governs.
2. All housing units to be completed with at least a double attached garage. No garage door higher than 8 feet, depending on design of house, will be permitted.
3. The following information must be submitted to our consultant:
 - One set of completed house plans
 - One surveyor's plot plan; and
 - The completed Genstar house plan approval form.
4. **Corner Lots** – Special exterior design must be given to the flankage side of homes on corner lots.
Low profile houses are preferred on corner lots. Other model types will be considered under the following conditions:
 - Two Storey** - where the roofline of the home along the exposed flankage side is of a lower profile. (i.e. roof pitch, cottage roof)
 - Bi-Levels** - where the roofline of the home along the exposed flankage side, is low profile. On corner lots, it is required that a step down type of deck be completed, at the time of construction.
5. There shall be no identical house colour within two adjacent lots. A change in exterior material (i.e. stucco vs. siding) may be considered a change in house colour subject to the approval of the consultant.

There shall be no identical house elevation on adjacent lots.

6. Minimum roof overhangs are to be 24". Overhangs on cantilevers visible to the street require a minimum overhang of 18".
7. Materials

Roof Material / Requirements

All roof material shall be one from the following:

- Domain Ashford by ELK, designated colour "WEATHERWOOD"
 - ~~Chateau by IKO, designated colour "DRIFTWOOD"~~
 - Cambridge by IKO, designated colour "DRIFTWOOD"
 - Eclipse by BP, designated colour "STONEWOOD"
 - Grande by Elk
- **House portion roof slopes to be a minimum of 6/12, with the exception of bungalows which shall be 7/12 (or as approved by consultant). Roof pitch adjustments may be required according to approvals on adjacent lots.**

Exterior Finishes

Exterior elevation detailing is key for architectural approval

- Parging is to be minimized but must not be exposed more than 1'0" above the landscaped grades on the front and 2'0" on side and back elevations.
- Fascia boards are to be a minimum of 10".
- Every home must be appropriately detailed with the the type, size and amount of detailing that best suits the architectural design of the home (this will be at the consultants sole discretion)
- Every home requires an appropriate amount of stone, brick, tile, etc. to compliment the architectural design of the house.
- Garage doors must incorporate detailing which is consistent with the style and design of the house
- The garage door colour must not be the dominant colour but must match some colour element of the house (i.e. house, fascia, etc.)

Front Elevations/Entries

- **The front entrance to the house will require special design consideration.**
- **Entranceways will require width, height and detailing to provide a focal point to the front elevation.**
- Windows will require additional attention (i.e. size, decorative style, grills, window surrounds)
- Flat faced finish for stucco houses will not be allowed
- Architectural features (i.e. shutters, planters, enclosed porches, large trim boards) will be required on all houses.
- **Gable ends on the front elevation require sufficient detailing to reduce the apparent height of the gable ends.**
- Garage side wall elevation adjacent to the main entranceway, where this wall elevation distance exceeds 12 feet (from door to front of garage) additional detailing will be required. A blank or mono finished elevation will not be accepted.

Driveways/Sidewalks/Entrance Steps

- All driveways and sidewalks are to be constructed of concrete, exposed aggregate or brick paving stones.
- Entrance steps, particularly the front entrance steps, should be constructed of materials consistent with those mentioned above. Precast concrete steps will be permitted providing they do not appear to be inconsistent with the driveway or sidewalk materials.
- Driveways must be poured the full width of the garage as a minimum.
- Stamped edge design or entire surface is encouraged.

8. An all sided Victorian Design house **may be** considered under the following Conditions:
 - * Upgrade Siding - i.e. Mitten Estate Series, Royal Crest Cedar Series, Hardboard siding, or Siding which is equal to or better.
 - * detailing is of equal or greater value compared to a vinyl/brick or stucco/brick detailing finish.
9. Additional finishing materials used on the front elevation, such as brick or trim boards, must be wrapped around the corners a minimum of 20”.

10. Fencing – Wood and Chain Link

Fencing is controlled by a Restrictive Covenant on title which includes fencing by Owners and between properties and along property lines.

a) Wood Fence

Once the purchaser decides to construct any or all of the front, side, and rear panel fences, uniform wooden fencing and colour is required on all lots, as per detail sheet provided.

Note: Cloverdale/Oil Base

- solid fence boards – colour Cape Cod Grey
- frame and posts - colour Stonehedge

b) Chain Link Fencing

- affects side property lines of designated lots
- black chain link fence system to match existing rear yard fencing

11. Setback

Genstar **may** require adjustment to minimum setback, if deemed appropriate, to ensure best courtyard/living space vs. pocket depth qualifier. Genstar encourages consideration of additional setbacks on deeper lots.

12. Preliminary approval will be given and retained for 4 weeks before final submission is required. If a final submission is not received within 4 weeks it will be canceled **without** notification to the builder.
13. Plans will not be approved unless adherence to the guidelines. Security deposit refund in full or in part depends on adherence to the approved plans.
14. Triple garage opportunity – Genstar encourages the use of triple garages on lot pockets which support them, however, the design consideration and requirement of the front entranceway must be met.

NOTE:

Preliminary Architectural Approval is required and is very important before signing any builder sale agreement and/or finalizing any house plans.
Final Architectural Approval is required from Streetscapes Consulting Ltd. prior to

actual construction start.

Addendum to Architectural Guidelines

1. For 38', 40' and 42' pocket widths, house and garage must maximize pocket width and:
 - a. No front drive triple garage
 - b. Estate drive triple garage acceptable (side access)
 - c. House front elevation must be 14'0" wide, minimum
 - d. Corner lots exempt (see #3 below)
 - e. House width (excluding garage) to be within 4'0" of pocket width except where three-car tandem garage is approved (permit a 10'0" rear elevation offset).
2. For 44' and wider pocket widths, house and garage are encouraged to maximize pocket width and:
 - a. Front drive triple garages are acceptable
 - b. Estate drive triple garages acceptable (side access)
 - c. House front elevation must be 14'0" wide minimum
 - d. Corner lots exempt (see #3 below)
 - e. House width (excluding garage) to be within 4'0" of pocket width except where three-car tandem garage is approved (permit a 10'0" rear elevation offset)
3. Corner Lots 45, 55, 62 and 81, Block 3; Lot 1 and 10, Block 9 and Lots 8 & 12, Block 8 - Prior to any design work, consult with Streetscapes Consulting for input and direction.
4. Lot 1, Block 9 requires additional rear elevation and architectural detailing. Prior to any design work, consult with Streetscapes Consulting for input and direction.
5. House front elevation defined as excluding garage. No hidden angled front doors will be approved.
6. The City's Land Use Bylaw relaxes side yard setbacks for bungalow versus 1 ½ or 2-storey models. As such, the 42' pocket may in reality accommodate a 44' bungalow. In this situation, criteria under Item 2 above could apply (check plot plan and City Land Use Bylaw for application).

SOILS CONCERNS PROCEDURES

Should you encounter soils concerns at the footing elevation on properties purchased from Genstar in metro-Edmonton (other than those properties designated on the marketing plans as requiring piles at the purchasers costs or a full cut basement) here is the procedure **that must** be followed:

1. Stop all construction and arrange to have your Geotechnical Engineer complete all necessary on-site testing together with providing a written report together with recommendations.
2. Phone Jim Pennell @ 484-4366 and advise of the concerns. Also fax a memo to Genstar (483-9513) outlining the particular concern.
3. The builder together with their Geotechnical Engineer shall arrange an on-site meeting with Genstar's staff or our Consulting Engineers (UMA Engineering 486-7000) to agree on a course of action together with the estimate of additional costs.
4. The builder shall forward within 30 days an invoice to Genstar together with the soils report and all back-up information in order to receive the agreed compensation, to a maximum of \$2,000.00.

NOTE: The cost of the soils report is the responsibility of the builder. Genstar will not contribute to the cost of piles as a result of frozen clay.

SHOULD THE ABOVE PROCEDURE NOT BE FOLLOWED, GENSTAR WILL NOT CONSIDER COMPENSATION.