

ARCHITECTURAL DESIGN GUIDELINES

LAKELAND RIDGE - PHASE 13A

The following is a summary of Genstar’s Architectural Design Guidelines. Further clarification may be obtained by contacting the Architectural Coordinator.

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.

1. Minimum house widths will be as follows:

Building Pocket width (Designated on marketing plan)	Minimum widths	
	House Only	House with Garage
28 to 30 ft.	26 ft.	28 ft.
32 ft.	28 ft.	30 ft.
34 ft.	30 ft.	32 ft.
36 to 38 ft.	32 ft.	34 ft.

2. All housing units are to be completed with at least a double attached garage. Sidewalks and driveway are to be of poured concrete or exposed aggregate. Garage locations as shown on subdivision plan.
3. The following 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 all 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 along the exposed flankage side is of a lower profile.

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 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. The minimum roof overhang shall be 18". All cantilevers on front elevations and exposed sides on corner lots, require a minimum 12" overhang.

7. **Exterior Finishes**

- a) A variety of exterior finishing materials is recommended on each home throughout the subdivision, i.e. stucco, vinyl siding, aluminum siding, hardboard product, stone/brick.
- b) The basic exterior finish used on the front elevation of the house (i.e., stucco, siding) must be continuous on all elevations of the house.
- c) Additional finishing material used on the front elevation must be wrapped around the corners:
 - Stone must be wrapped a minimum of 20"
 - stucco detailing wrapped as shown on front elevation
 - trim boards as shown on front
- d) The garage door must be painted to match the house colour or the fascia colour.
- e) The distance above the garage must be minimized.
- f) Chimneys visible from the- front street must be boxed in with a corbelled detail.
- g) On all lots in the area parking must not be exposed more than 1'0" on the front elevation and 24" on side and rear elevations.

8. **Architectural Craftsman Theme:**

The craftsman theme can be summarized in three phases:

- * The house in harmony with its environment
- * Unifying life indoors and outdoors
- * Suitability of occupants to house and of house to surroundings

Requirements for each House:

- 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).
- Roofs shall be covered with any of the following asphalt shingles. Any style allowed **except Europa.**
BP – Weathered Rock, Drift Wood or Stone Wood
IKO – Weatherwood or Driftwood
Certain Teed Landmark – Weathered Wood or Driftwood
- Predominant trims in contrasting colours on window, doors, trims, etc.
A minimum of 6” fascia
On the front elevation of the house and the exposed side elevation on corner lots, 6” window frames and 6” trim boards around doors will be required
Windows, which can not accommodate trim boards, can use a combination of shutters and trim boards.
- Vinyl sided houses on the following **lots will require a minimum square footage of brick or stone on the front elevation** (note this can be used as one of your menu options).
Block 114, Lots 69 to 85 will require a minimum of 100 square feet.
- **Walkout/Partial Walkout/Lots backing on to Lake (Lots 69 to 82, Block 114)**
 - **Extra rear elevation detailing to match the front elevation of the house will be mandatory on all lots. Three storey rear elevations must break up the elevation with the use of windows, box outs, decks, etc.**
 - **Walkout basement houses will require a rear deck complete with a minimum of 12” X 12” support columns.**
 - **Freestanding storage sheds will not be allowed within the legal rear yard. Check Restrictive Covenant.**

Exterior Detailing Options

Three or more of the following architectural features and design elements must be incorporated into the house design to the satisfaction of the consultant.

- Stone, stone tile, cultured stone or natural coloured brick foundation
- Minimum of 50 sq.ft. of river rock, cobblestone or ledgestone
- Minimum of 75 sq.ft. of brick
- Roofed over front porches of a minimum 4 foot depth c/w 2’0” roof overhang
- Tapered columns
- Wide open eave overhang with rafters exposed
- Framing details at roof peak – beams
- Transom or dormer windows
- Shakes/fish scale siding used as detailing on house
- Square windows in garage doors
- Built out gable ends
- Custom Craftsman Style Front Entry Door

9. Preliminary approval will be given and retained for 4 weeks before final submission is required. If a final submission is not received within the 4 weeks it will be canceled **without** notification to the builder.
9. Plans will not be approved unless the above guidelines are adhered to. Security deposit refund in full or in part depends on adherence to the approved plans.

RE: **SOILS CONCERNS PROCEDURES – LAKELAND RIDGE**

Should you encounter soils concerns at the footing elevation on properties purchased from Genstar in Lakeland Ridge 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 Kristensen @ 780-484-4366 and advise of the concerns. Also fax a memo to Genstar (780-483-9513) 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 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 \$3,000.00.

NOTE: The costs 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 provide any compensation.

Regards,

Genstar Development Company

Jim A. Kristensen
General Manager