

ARCHITECTURAL DESIGN GUIDELINES

LAKELAND RIDGE - PHASE 7B3

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. **Lots 1 to 28, Block 69**, the minimum house width must be as follows:

Building pocket width (as designated on marketing Plan)	Minimum width	
	House only	House with garage
26 – 30 feet	26 feet	26 feet
32 – 34 feet	30 feet	30 feet

On all other lots in Phase 7B3:

House width must be within 2 feet of the pocket width as designated on the marketing plan.

**Rear Attached Double Garages - Block 84
Detached Garages – Blocks 82, 83, and 67**

No garages will be permitted in the front or side yard, back drive garages only. A **concrete garage pad, a minimum of 20’ by 20’ plus a parking apron**, must be provided at the rear of the property. Parking areas shall be built to conform to requirements of the bylaw.

Detached garages on all corner lots in Block 67, 82 and 83 must have architectural approval and be built along with the house construction.

2. All housing units built on Lot 1 to 28 , Block 69 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) Parging must not be exposed more than 1'0" above the landscaped grades on the front elevation and 2'0" on side and back elevations.

8. **All lots with detached Garages** – must conform to all zoning bylaws as set out by Strathcona County, including landscaping and future garage locations. **When the garage is constructed in the future, it must utilize the same building materials (i.e.siding/stucco) and colour (i.e. siding, soffit, fascia, roof colour) of the home. The purchaser must acknowledge agreement to this requirement at the time of architectural approval. A Restrictive Covenant will be placed on title in regard to future garage construction.**

9. **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:

1. 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).
2. Roofs shall be covered with BP – Mirage Series asphalt shingle. Designated colour “Sahara”.
3. 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.

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. or 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
- 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.
- Wide open eave overhang with rafters exposed

10. 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.
11. 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.