

ARCHITECTURAL DESIGN GUIDELINES

LAKEVIEW STAGE 16B

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
26 ft. - 28 ft.	26 ft.	26 ft.
30 feet	28 ft.	28 ft.
32 feet	30 ft.	30 ft.

RPL Lots:

Minimum house width is 20 feet. No garages are permitted in the front or side yard; backyard garages only. **All corner lots must complete their garages at the time of house construction.** All other houses require a concrete parking apron and a concrete garage pad minimum 20’ x 20’ provided at the rear of the property. Parking areas shall be built to conform to requirements of the bylaws

2. All houses to be completed with a double garage. 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 of the home 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"; fascia size shall range from 6" to 10" in accordance with the dwelling architectural style. 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, brick/stone.
 - 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) Architectural Accents (i.e. brick, trim boards, louvers, etc.) are required on all houses.
 - d) Additional finishing material used on the front elevation must be wrapped around the corners:
 - brick must be wrapped a minimum of 20"
 - stucco detailing wrapped as shown on front elevation
 - trim boards as shown on front
 - e) The garage door and house entrance door must be painted to match the house colour or the predominant accent colour.
 - f) House portions of roof slopes to be a minimum of 5/12 with the exceptions of bungalows which shall be 6/12 (or as approved by the consultant).
 - g) **All corner lots** throughout this stage, 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.

On all other lots in the area, parging must not be exposed more than 1'0" on the front and 2'0" on the side elevations, to a minimum distance of the front 1/3 of the house length.
 - h) The distance above the garage must be minimized.

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- i) **Walk out Lots** – the following lots require walk-out or partial walk out basements:
Block 1, Lots 212 to 214,
Special house design consideration and exterior detailing on rear elevations will be required. The above mentioned lots **will require the completion of the decks at time of constructions.** All decks must have minimum 10” x 10” support posts or 10” round columns. **Decks designs must be submitted and approved before architectural approval will be given.**
- j) **Lots backing onto Poplar Lake Wetland, Storm Management and Parks:**
Block 1, Lots 210 to 213,
Block 20, Lots 79 to 82, 108, 110 to 123, 126 to 129
Special house design consideration and exterior detailing on rear elevations will be required. Depending on the amount of slope in the rear yard, larger basement windows maybe required.
8. 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 cancelled **without** notification to the builder.
9. Water Conservation Requirements in Each Home:
- Ultra Low Flow Toilets (ULF)
- Low Flow Shower Heads
- Sink Aerators
10. 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.

NOTE: SOILS CONCERN PRODEDURES ATTACHED