

ARCHITECTURAL DESIGN GUIDELINES
NORTHRIDGE STAGE 24

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 width will be as follows:

Building pocket width (as designated on Marketing plan)	<u>Minimum widths</u>	
	House Only	House with Garage
26 ft	26 ft.	26 ft.
30 ft.	26 ft.	28 ft.
34 ft.	30 ft.	32 ft.
36 ft.	32 ft.	34 ft.
38 ft.	32 ft.	36 ft.
40 ft	34 ft.	38 ft.

2. All housing units to be completed with at least a double attached garage.

2A. **Triple car garage opportunity requirements on front drive garages only: (typically on 38 feet or wider pockets as designated on the Genstar marketing plan).**

- a) **Frontage presentation to house must be a minimum of 10 feet excluding garage or cantilevers**
- b) **Frontage presentation of house requires these special design requirements to provide a focal point to the front elevation:**
- *width and height of entry wall**
 - *no hidden front entrance doors**
 - *double sidelite on front door**
 - **if the front door entrance wall can not accommodate a double sidelite, then additional architectural details will be required to the satisfaction of the architectural consultant**
 - *brick or stone columns**
 - *strong railing detail**
 - *upgraded or custom design front door (i.e. half moon or plain front doors will not be permitted)**
- c) **The width of the house excluding garage and cantilevers is to be 30 feet or greater on the main floor.**
- d) **One bay of the three car garage must be staggered.**
- e) **Preliminary architectural approval is required before finalization of requirements.**
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

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May 31, 2011

4. **Corner Lots** - Special exterior design must be given to the flankage side of homes on corner lots.
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 style of deck must be Approved and completed at time of construction of the house.**
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 18". Overhangs on cantilevers visible to the street require a minimum 12" overhang.
7. Materials

Roof Material / Requirements

- All 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
- **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).**

Exterior Finishes

- Vinyl siding, stucco, hardboard product, brick and stone will be allowed.
- **Vinyl sided houses will require a minimum of 100 square feet of brick, stone, stoneware, to compliment the architectural design and detail of the front elevation. All brick to incorporate detailing (i.e. quoins, brick relief, soldier coursing). Brick/stone shall be wrapped a minimum of 20".**
- 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 8".
- The garage door must be painted to match the house colour or the fascia colour.

Front Elevations/Entries

- The front entrance to the house will require special design consideration.
- 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.**

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Exposed rear elevations

(Block 20, Lots 36 to 48 and Block 23, Lots 8 to 17)

- Extra rear elevation detailing to match the front elevation of the house will be mandatory on all above noted lots.
- Freestanding storage sheds will not be allowed within the legal rear yard.
- Check Restrictive Covenant.
- **LOT 62, BLOCK 20, IS A HIGH VISIBILITY LOT AND WILL REQUIRE DETAILING ON FRONT AND EXPOSED SIDE ELEVATION. A FRONT VERANDA ON THIS HOME SHOULD BE CONSIDERED.**

Driveways/Sidewalks/Entrance Steps

- All driveways and sidewalks are to be constructed of concrete, exposed aggregate(see the purchasers sales agreement for damage repair limitations) or brick paving stones.
 - Entrance steps, particularly the front entrance steps, should be constructed to match and compliment materials, colour and finish that will add to the elevation treatment (i.e. wood veranda detail) and will be no less than the standards as set out in Phase 7. Fronts of closed risers on wood steps must be painted to match house. Precast concrete steps will be permitted providing they do not appear to be inconsistent with the driveway or sidewalk materials.
 - Driveways are encouraged to be poured the full width of the garage or 20 feet wide as a minimum.
8. An all vinyl sided house **maybe** considered only if the detailing is of equal value to what a vinyl/brick or stucco/brick detailing finish would be.
 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. 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.
 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.

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Soils Concerns

June 11, 2011

ATTENTION: BUILDERS/INDIVIDUALS

RE: **SOILS CONCERNS PROCEDURES**

Should you encounter soils concerns at the footing elevation on properties purchased from Genstar (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 @ 780-484-4366 and advise of the concerns. Also fax or email a memo to Genstar (780-483-9513 or jpennell@genstar.com) 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 up to \$3,000.00.

NOTE: The costs of the soils report is the responsibility of the builder.

Should the above procedure not be followed, Genstar will not provide any compensation.