

ARCHITECTURAL DESIGN GUIDELINES

Emerald Hills Stage 5A-1

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
26-28 ft	26 ft	26 ft
30 ft.	26 ft.	28 ft.
32 -34 ft.	28 ft.	30 ft.
36-38 ft.	32 ft.	34 ft.

Duplex Lot

Minimum width per each unit/side shall be 20’.

Each unit/side must have compatible but different front elevations.

2. All housing units are to be completed with at least a double attached garage. Duplex units must have a minimum of a single garage for each unit/side. Each garage/ side should implement unique detailing. (i.e. rooflines, staggered doors, etc.) 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/style within three 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) Brick, vinyl siding, wood, hardy plank, smooth stucco finish are acceptable materials. (Refer to exterior cladding)
- 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. Trims on the door should be in a contrasting colour to match trims or siding colour.
- e) The distance above the garage must be minimized.
- f) Corbelled Chimney with wood look finish required.
- g) Parging must not be exposed more than 1'0" on the front elevation and 24" on side and rear elevations.

8. **Heritage Architectural Theme:**

The objective of the Heritage Theme is to carefully select the best elements from timeless heritage styles and traditional period detailing and reinvent them with contemporary flair and materials.

Components such as scale and proportion of building mass and roofs, exterior cladding, colours and window styles will work to balance and unify the community.

The use of historic architectural styles such as, Queen Anne, French Countryside, Tudor, Georgian and Cotswald Cottage to name a few, will make Aspen Trails a captivating and charming place to live.

Heritage Home Styles

-Styles (i.e. Tudor, Victorian, etc.) may be repeated in no more than three of any one style in a row.

-Mirroring plans will not be permitted.

Roof Style

- Roof slopes to be a minimum 7:12 pitch on bungalows and a minimum 6:12 roof pitch on bi-levels and two storey houses.
- Roofs to combine gables, hips and dormers appropriate to the characterized period style
- Roofs shall be covered in 30 year, high definition, IKO, Cambridge – Colour “Dual Black”.

Window Style/Placement

- To unify the subdivision all windows are to have a double hung look.
- Total sashes or upper sashes are to be divided into grid of 6-12 panes.
- All windows to have heavy window grills on exposed elevations
- The characteristics of shape, orientation, size and grouping are to be defined by individual period styles.

Entrance/Garage Doors

- Garage doors shall be from the Designer Door Collection.
- Double car garage doors must either visually divide the main door into two or create two separate single car garage door entrances.
- Strong period details including windows or decorative hardware must enhance all entrance and garage doors.
- Angled front entrance doors must have a portion of the front door visible. The house frontage will require extensive heritage detailing to compensate for the angled front door. A front veranda will be mandatory in this instance.

Exterior Cladding

- Finish materials include, brick, wood, hardy plank, vinyl siding, smooth finished stucco.
- Wide door and window trim apply to all heritage styles.
- Additional wide trim/details maybe required to gable ends, front porches and along eave lines, depending on period style.
- Exterior light fixtures and house numbers must complement “Historical Theme” i.e. wrought iron

Colours - To maintain the objective of the Heritage Theme it is the intension that the houses in Emerald Hills/Aspen Trails endeavor to uphold a 50% split of Option #1 and Option #2.

Colours are to be selected from the common heritage pallet in two types of colour scheme options:

- **Upgrade** vinyl siding in rich, deep and bold siding colours, contrasting with light/ soft coloured accents.

OR

- Light/ soft coloured siding contrasting with rich, deep and bold trim. With this option the full front lower elevation must be **dark** brick or ledge stone to a maximum of 200 square feet. All brick or ledge stone must be wrapped a minimum of 20”

Preliminary approval is required on all colour selections and will be at the sole discretion of the approving authority.

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.

- Shake or patterned shingles used as detail
- Gable end accents or windows
- Victorian accent screen door
- Wrought Iron window boxes
- Canvas high grade awnings to match architectural style of house
- Square wooden pillars (minimum 12" x 12")
- Large square brick pillars
- Window sash details
- Window shutters to match window type
- Historical front light post lantern – i.e. wrought iron
- Wood look front door
- Stained glass window – used on front door or window
- Lacey ornamental woodwork
- Turret or bay windows

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.
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.

Attachments: soils procedures