



ARCHITECTURAL GUIDELINES

REVISION 2

May 14, 2009

CONTENTS	1
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INTENT	2
DESIGN REQUIREMENTS	3
MINIMUM FLOOR AREAS	4
SETBACK AND SIDEYARDS	5
CORNER LOTS	6
PRODUCT MIX	7
ROOFSCAPE CO-ORDINATION	8
ELEVATION DESIGN	9
EXTERIOR MATERIALS/COLOURS	10
ROOFS	11
MASONRY	12
STUCCO	13
GARAGES	14
FIREPLACES	15
GRADING	16
DRIVEWAYS	17
FENCING	18
LANDSCAPING	19

APPENDICES	- APPROVAL PROCESS	I
	- APPROVAL FORM	II

REVISIONS

The intent of architectural control in River Pointe is based on a desire to create an attractive and co-ordinated look for the subdivision. Designs from a number of individual builders will be brought together to provide an overall harmony to the development.

The requirements outlined in this document represent a minimum basic standard applicable to all builders. They are designed to achieve an attractive visual appearance with good "curb appeal" to enhance the community as a whole.

The building restrictions within this document are the responsibility of the builder and he shall bear all costs in the execution of the guidelines.

It is the responsibility of every builder to check and verify all information prior to start of construction.

Architectural approvals must first be obtained from the Design Consultant prior to application to the City of Winnipeg for a building permit. Please refer to Schedule "A" - "Approval Process".

DESIGN REQUIREMENTS

Areas of major concern are:

- a) House sitings should be complementary to adjacent houses and show proper utilization of the lot.
- b) Selection of adjacent homes to avoid sharp contrasts between style and size which would adversely affect both adjacent units.
- c) A variation of home type to provide harmony and interesting streetscape.
- d) No repetition of the same house design by any builder.
- e) House designs utilizing broad roofs rather than gable end only roof designs are required.
- f) The use of non-stucco materials on front elevations will be required. Stucco shall not be the dominant feature material on front elevations, and no stucco build-outs will be allowed.
- g) The use of acrylic stucco is encouraged for assurance of true colour presentation.

- h) Colour boards will be required indicating the colours and manufacturer of all materials to be used on the house.
- d) Builders are encouraged to develop house designs that bring the main body and entrance of the house closer to the front of the garage. Any habitable space built above the garage must be integral to the overall floor plan, and not be added merely as an 'extra room'.
- e) Lot grading should be completed in compliance with the necessary City by-laws and should further be compatible with drainage of adjacent lots.

ADDITIONAL DESIGN REQUIREMENTS FOR SPECIFIC LOTS:

Lots 7 to 10, Block 1 on Settlers Road will require:

- a) Additional enhancements to the front elevations due to their high visibility on the street;
- b) House designs that utilize lot width;
- c) With respect to Lot 7, a shallow house design will be required in order to respect the shallow east side yard.

Lots 13 to 15, Block 1 on River Road will require:

- a) Shallow wide house designs that utilize the width of the lots.

Areas shall be calculated as follows:

- (a) at main floor level only for bungalows and bi-levels.
- (b) total developed floor area above ground for split levels, two storey/split levels and two storeys. The main floor of two storey houses must comprise 50% or more of total floor area.

Garages, porches and decks shall not be included in floor area calculations.

Minimum square footage guidelines are as detailed below. No objections would be made to increase floor areas.

A. RAVINE DRIVE

Lots 1 to 3, Block 1, Plan 47995	Bungalow/Split Level	1,600 s.f.
	Two Storey	2,000 s.f.

B. SETTLERS ROAD

Lots 4 to 12, Block 1, Plan 47995	Bungalow/Split Level	1,600 s.f.
Lots 1 to 6, Block 2, Plan 47995	Two Storey	2,000 s.f.

C. RIVER ROAD

Lots 13 to 15, Block 1, Plan 47995	Bungalow/Split Level	1,500 s.f.
	Two Storey	1,800 s.f.

Where lot dimensions preclude adherence to the above guidelines, exceptions will be reviewed on a case-by-case basis. The developer reserves the right to accept non-conforming plans and sitings where, in its discretion, the intent of the guidelines have been achieved.

SETBACKS AND SIDEYARDS

Minimum front yard setbacks will be twenty-five (25') feet on Settlers Road and Ravine Drive.

Minimum sideyards of 5', and maximum sideyards of 6'.

Bungalows or Low Split Levels are encouraged on corner lots. Both principal exposed street elevations must have similar elevational treatment.

Side entrances exposed to the street must be celebrated with porches, canopies, trellis work, lighting and/or overhead trellis.

The same house elevations will not be repeated within this phase of River Pointe. Exceptions will only be considered if, in the opinions of the developer and/or the consultant, the roof configurations, window treatment, trim and colour schemes are significantly different.

Unique details such as turrets or full storey bay windows will also be reviewed in determining house elevation similarities.

In order to achieve an attractive well co-ordinated subdivision, builders must endeavour to provide a variety of roof designs and house designs.

Adjacent dwellings will not be allowed to have:

1. The same roof design
2. A bungalow between two two-storey dwellings unless roofscape can be co-ordinated.

Each individual housing unit will be assessed in terms of its massing, form, and detail in terms of harmony and balance.

Windows and doors should also be positioned according to these guidelines.

Variations of frontal elevations are encouraged to add interest and life to the streetscapes.

As a minimum, double attached garages are required on all lots.

Colour is integral to the goal of attaining a pleasing variety within the streetscape. Materials other than stucco, and contrast among colour of materials are required. Siding, brick, and stone as traditional materials will bring variety to the streetscape.

Special attention is to be given to the colour of the window trim, brick mold, soffits, fascia, doors, and garage doors. White window units will be accepted if they complement the overall colour scheme.

Colours will be approved giving consideration to colours of adjacent homes. Variety between adjacent homes and rich contrast incorporated within the colour/texture palette of each home will be required.

Siding should be applied in one direction only, horizontal, vertical or diagonally on any one dwelling, unless it can be shown that different patterns of siding is an integral part of a special design. Vinyl siding will not be acceptable as a predominant cladding material. The use of wood or other alternative siding materials is required.

ROOFS

The roof/fascia from a lower level roof shall not slope upward to meet an adjacent perpendicular roof. The lower fascia must terminate into the wall of the higher wall.

Heavy weight asphalt or laminated fibreglass shingles are required. High quality shingles marketed under the brand names of IKO Cambridge BP Eclipse, GAF Grand Sequoia and Grand Slate are suggested. Other shingle brands may be considered provided the builder can reasonably show their added value to the homeowner and streetscape. Samples and/or detailed photos of an existing house will be required for any alternative roofing materials to be submitted for review.

In addition wood shakes, wood shingles, and tile are permitted roof material.

Dimensions of soffit and fascia are to be appropriate to the house style. A wider than typical dimension fascia may be required based on the style of the home.

MASONRY

Masonry must be chosen to blend with other colour material selections on the home. The use of cultured stone will be permitted for details that provide the appearance of a structural component to the elevation, rather than acting as a veneer or superficial embellishment. Traditional materials should be detailed and appear in their traditional use as is consistent with the style of the

residence, e.g. brick or stone cladding should not stop at the top of the foundation wall unless they appear to be supported by the foundation wall (i.e. are sitting on top of the wall).

STUCCO

13

The use of non-stucco materials on front elevations will be required. Stucco shall not be the dominant feature material on front elevations, and no stucco build-outs will be allowed. Stucco on front elevations will be permitted only in cases where its use is integral to the house design. The use of acrylic stucco is encouraged for assurance of true colour presentation.

GARAGES

14

Garage doors must be of one colour only. Pinstripe accents will be accepted on a case by case basis.

The distance between the top of the garage door opening and the underside of the garage roof horizontal fascia shall be no more than 30 inches. Exceptions may be considered by the Developer during the approval process.

Any windows that have a direct view into the garage must be obscured glass.

FIREPLACES

15

Fireplace chimneys must be enclosed in a chimney chase consistent with overall elevation design. The flue must not extend more than 12" past the chimney chase.

GRADING

16

Grades shall be designed to drain surface water in conformity with the City grading plan. Builders must thoroughly review existing and proposed grades prior to excavation for their own adjacent lots in order to achieve appropriate drainage patterns. Builders are further advised to review proposed City grades in conjunction with existing final grades.

The builder will be responsible for any retaining structures which may be required as a result of inconsistent grade planning. These will be at the sole cost and responsibility of the builders/or owner.

Grading must be done in accordance with the City of Winnipeg regulations. Driveway gradients shall be between 2% and 8%. All driveways shall slope to street curb only.

DRIVEWAY

17

Driveways must comply with City by-laws and be completed at time of house construction. All driveways must be concrete or paving stones.

FENCING

18

Fencing that is an integral part of the house design must be approved prior to construction.

The developer will provide uniform fencing along major portions of north and south subdivision boundary.

LANDSCAPING

19

Landscaping is suggested to help create and add to the existing setting. The free use of evergreens will help provide greenery on a year round basis. Basic landscaping should be completed within 12 months of occupancy.

APPENDIX I

APPROVAL PROCESS

Preliminary Plan Approval

A preliminary review will be done by the Developer or their Design Consultant for siting, planning and exterior treatments, upon request.

The Developer reserves the right to refuse any plan which lacks attention to the design guidelines stated herein. The Design Consultant's decision on any approval matters will be final.

The Developer reserves the right to accept non-conforming plans where, in its discretion, the intent of the guidelines has been achieved and it will not detract from the quality within the development.

For the purposes of the approval process, the Developers Consultant will have discretion to require changes that are not specifically outlined in the guidelines. The intent of this provision is to ensure a cohesive end product for River Pointe.

Final Plan Approval

1. Submit one (1) set of 11" x 17" drawings (hard copy) to:

Qualico Communities
1 Dr. David Friesen Drive
Winnipeg, Manitoba R3X 0G8
Fax: (204) 233-2965

Drawing sets must include the following:

- a) Site plan – scale min. 1:200
 - b) Floor plans for all levels, including square footage.
 - c) House elevations – front, rear, and both sides.
 - d) Completed Architectural Approval form (see attached) detailing all colours and materials.
2. All plot plans shall be scaled and dimensioned and shall show house location, house outline with dimensions, landscaping plan, grading information and shall be identified with civic and legal addresses.
 3. Upon satisfactory approval, the architectural approval form will be signed by the Developer or designated Design Consultant.
 4. If the City of Winnipeg requires a change in house siting, re-orientation of house or any other changes in siting, the plans must be resubmitted to the Developer or their Design Consultant for approval.

REVISIONS

1.0	05 March 2009	The following has been added to the <i>Exterior Materials and Colours</i> section: “Vinyl siding will not be acceptable as a predominant cladding material. The use of wood or other alternative siding materials is required.”
	05 March 2009	The IKO “Cambridge” shingle replaced the discontinued IKO “Reaniassance” shingle in the <i>Roofs</i> section.
	05 March 2009	Addition of the following clause to the <i>Preliminary Plan Approval</i> section in Appendix 1 - Approval Process: "For the purposes of the approval process, the Developers Consultant will have discretion to require changes that are not specifically outlined in the guidelines. The intent of this provision is to ensure a cohesive end product for River Pointe."
	05 March 2009	The Plan number 47995 has been added to the lots listed in the <i>Minimum Floor Areas</i> section.
2.0	14 May 2009	The following has been removed from the section <i>Additional Design Requirements for Specific Lots</i> : a) Two storey house designs only, unless bungalow roof provides adequate massing;
	14 May 2009	The following “2. A bungalow between two storey unless roofscape can be co-ordinated” in section 8. <i>Roofscape Co-ordination</i> has been revised to read: 2. A bungalow between two two-storey dwellings unless roofscape can be co-ordinated.