



Amber Gates

Schedule "B"
Amber Gates Phase 1 - Architectural Guidelines
August 25 2016

Genstar Development Company
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Winnipeg, MB. R3N 1Z4

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Intent

The general intent of the guidelines for the homes in Amber Gates is to maintain a consistent and high-quality street character and to protect property values.

Vision

Amber Gates is a diverse community with a variety of house designs that fit within the neighbourhood character in terms of siting, building forms and aesthetics. No particular house style or theme is being promoted in this area. All house types will be evaluated within the context of the streetscape and adjacencies.

Submission and Approval of Plans

For architectural approval to be considered, the builder must submit the following to Genstar:

- a. Site plan showing building locations, setbacks and driveway location and orientation.
- b. Detailed drawings of the floor plan for each level of the house indicating gross floor area for each level.
- c. Detailed drawings of the elevations of each side of the house including details of the front elevation materials, additional detail features and colour schemes.

The preferred submission format is a digital PDF on letter-sized sheets. They should be submitted to Genstar's consultant:

Nadi Design
approvals@nadi-design.com
289 Garry Street, Suite 300, Winnipeg, MB, R3C 1H9
204-669-6234

Genstar or Nadi Design reserves the right to allow exceptions to the guidelines and shall not be liable for allowing such exceptions. Genstar or Nadi Design reserves the right to review, comment and approve all plans, elevations and specifications, to ensure designs meet the overall vision. Genstar or Nadi Design reserves the right to refuse building elevations that do not fit with the overall vision, at their sole discretion.

The same plans that are submitted to the Nadi Design for approval must also be the plan submitted to the City of Winnipeg for a building permit. Any builders found to be in non-compliance with the Architectural Guidelines will be required to make alterations to the exterior in order to ensure they are met.

These guidelines are subject to change without notice and the Purchaser should contact Genstar to ensure they are referring to the most recent and up to date guidelines in effect at the time plan approvals are requested.

A. General Requirements and Siting

1. Houses shall have a minimum double attached garage.
2. Houses with identical front elevations are not permitted on adjacent lots.
3. A 2-storey home between two bungalows and vice versa may be permitted if compatibility of the adjacent roof pitch can be achieved. **Cab-over style houses will be allowed on adjacent lots provided the front elevations are substantially different and have attractive detailing. Cab-over style houses will not be allowed on High Profile Lots.** (See Section B.1 – High Profile Lots)
4. Roof pitches shall have a minimum of 5:12 slope. A minimum of 4:12 slope will be considered provided that the roof overhangs/soffits is a minimum of 2 feet wide. **Contemporary modern roof such as a flat roof will not be permitted.**
5. Driveways shall be constructed with concrete or interlocking paving stone from the garage to the street pavement. The driveway and the approach shall be constructed at the same time.
6. Pre-cast concrete sidewalk blocks are **not** permitted in front yards.
7. To ensure proper house configuration on individual lots, please refer to the driveway location plan for this area.
8. Building Requirements:

The following are the **MINIMUM HOUSE SIZES*** for this development:

- | | | |
|---|----------------------------------|---------------|
| a. Lake Lots (Block 2 – Lots 71-87): | | |
| i. | Bungalows | 1,500 sq. ft. |
| ii. | 2-storey | 2,000 sq. ft. |
| b. Park Lots (Block 2 – Lots 88-90): | | |
| i. | Bungalows | 1,350 sq. ft. |
| ii. | 2-storey | 1,750 sq. ft. |
| c. Classic Lots (Block 2 – Lots 38-70 & Block 3 – Lots 1-44): | | |
| i. | Bungalows, Bi-levels & Cab-overs | 1,200 sq. ft. |
| ii. | 2-storey & Split Levels | 1,500 sq. ft. |

* Homes with a living area up to 5% less than the above stated minimums may be permitted provided that the front elevation detailing compensates for a smaller living area.

9. The house width and setbacks shall take the lot size and applicable City of Winnipeg Zoning By-laws into account. Side yards shall generally **not** exceed the City of Winnipeg Zoning by-law allowable minimum by more than **1 foot** per side. Approval shall be at the sole discretion of Genstar.

B. Exterior Design & Elevation

1. High Profile Lots are intended to provide an aesthetic quality to streetscapes and street vistas within the neighbourhood. The front and rear elevations of houses on these lots are typically thought of as prominent and visible to the public view given that they are very exposed to the front street and public reserve/lake/park areas. The following lots are designated as High Profile Lots:

- a. Lake Lots (Block 2 – Lots 71-87)
- b. Park Lots (Block 2 – Lots 88-90)

(See attached Appendix "A" - High Profile Lots Map.)

2. Cab-over style houses will be allowed subject to the provisions of these guidelines.
3. On a cab-over style house, detailing on the front elevation over the garage should be de-emphasized in comparison to the rest of the front elevation and the front plane of the room over the garage must be set back a minimum of six (6) feet from the front plane of the garage.
4. All garage depths including those of cab-over homes must not exceed 24'.
5. Houses with a garage that is no more than 2' in front of or behind the main front plane of the house will be encouraged.
6. The front entry door should be fully visible from the street and porches and covered entries are encouraged on the front elevation of the house where possible. Partially obscured front entry doors will be allowed as long as 2/3 of the door is fully visible and the home is on a lot that is 40' wide or less.
7. Gable ends above the garage are discouraged but may be permitted if sufficient treatment or detailing is provided.
8. Garage foreheads are required to be of appropriate scale and have adequate detailing.
9. The exterior front elevation must consist of a minimum of **two** of the following materials:
 - ♦ Brick ♦ Stone ♦ Stucco* ♦ Vinyl Siding* ♦ Hardy Board ♦ Wood

* Stucco or vinyl siding should comprise no more than 50% of the surface area of the front elevation of a house (including doors, windows and garage doors).

** A heavier material must always sit below a lighter one.
10. In addition to the two front elevation materials, all houses are to incorporate a meaningful combination of the following detail features (using a minimum of 2 features) on the front elevation to the satisfaction of Genstar:
 - Roof details (dormers, false beams, exposed trusses, etc.)
 - Columns (heavy square piers or classic columns)
 - Railings (simple or ornate railings on porch)
 - Eaves detailing (overhang with dentils or brackets)
 - Vents (shuttered, circular, oval, hexagonal, etc.)
 - Front entry doors (decorative window inserts, paneled, etc.)
 - Shutters (full or half louvered, cut-out, paneled, etc.)
 - Windows (incorporate mullions, transoms or muntin bars)

- Garage doors (window inserts, paneled, etc.)
- Other features as deemed acceptable by Genstar

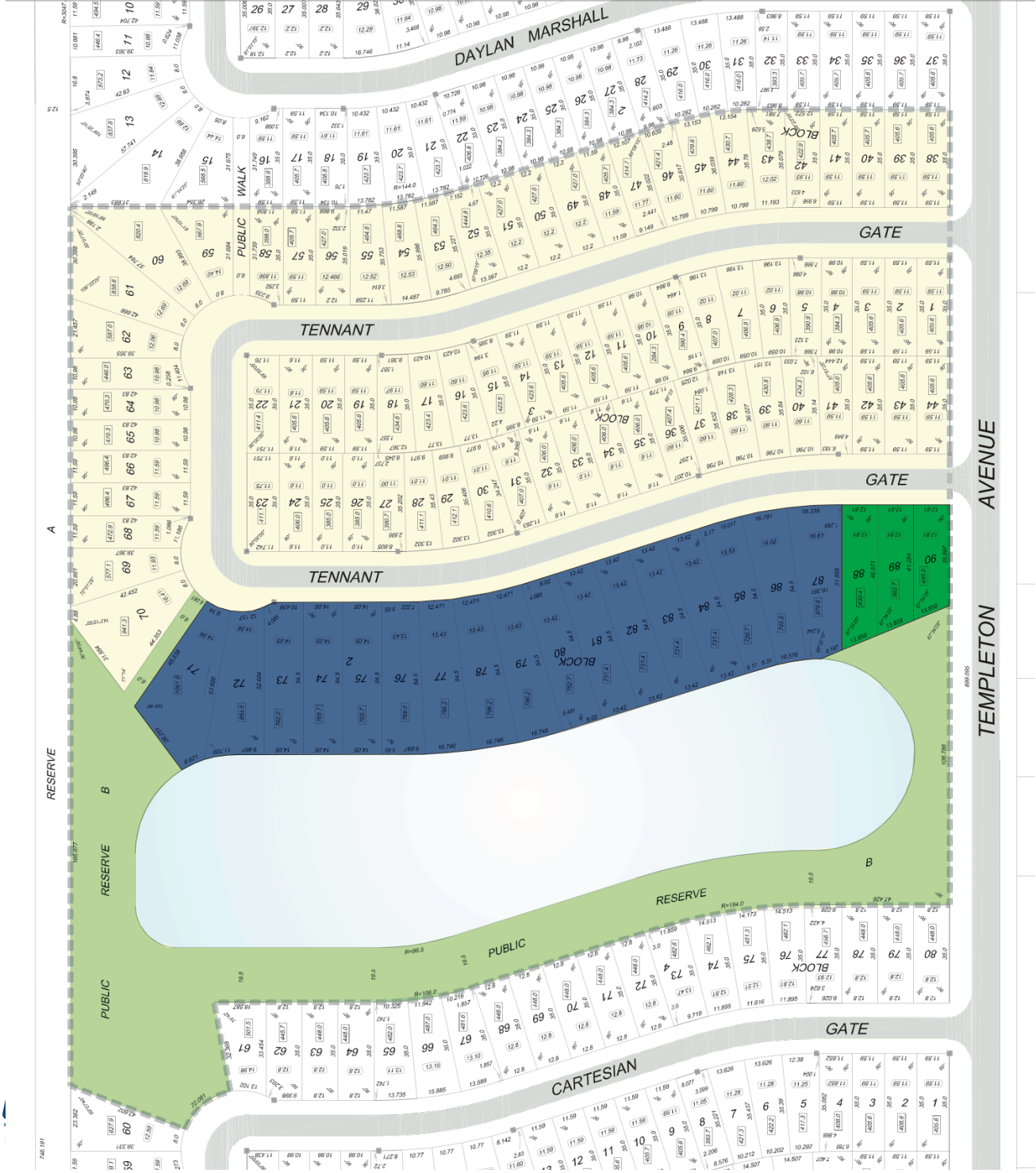
(See attached Appendix “B” to the Architectural Guidelines for detailing examples.)

11. In addition to Section B.10, High Profile Lots are required to provide special exterior design considerations on the front and rear elevations and any other portions of the house that are completely visible from public view. This is to include the following requirements:
 - 4” trim on all windows on the front and rear elevations
 - A band of windows across the garage door or alternative garage door detailing to the satisfaction of Genstar.
 - If gable end are present they are to incorporate detail (shakes, paneling details, brackets, etc.)
 - Rear elevations are to be treated with the same composition and attention to detail as the front elevation and will incorporate in a holistic manner, the same materials and details as found on the front elevation.
 - No lattice will be allowed as cladding for the bottom of front porches of homes on High Profile Lots.
 - Stucco bump outs will not be allowed on High Profile Lots.
12. Special exterior design considerations shall be included for the flankage side of houses on corner lots. On these corner lots, flankage elevations are to be treated with the same composition and attention to detail as the front elevation and will incorporate in a holistic manner, the same materials and details as found on the front elevation.
13. If stucco bump-outs are included in the house design, they are required to provide adequate contrast in texture or colour from the main body of the front door.
14. Exterior colour schemes shall demonstrate adequate contrast in colour selection between the front door and it's surrounding wall and trim. If the home's colour scheme applies an accent colour on trim detailing or shutters the colour should also be picked up in the colour of the front door.

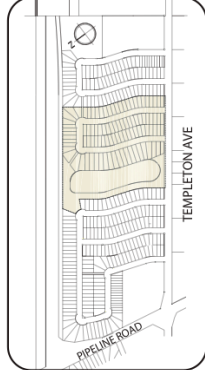
C. Promotional and Directional Signage

1. Not more than one (1) shall be placed on any lot. No sign greater than four (4) square feet in area shall be permitted unless otherwise approved by Genstar.

Appendix "A" -1 - High Profile Lots Map



Phase 1



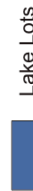
Key Plan

LEGEND

Classic Lots:



High Profile Lots:

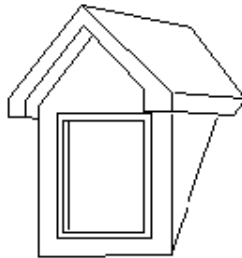


Appendix “B”:

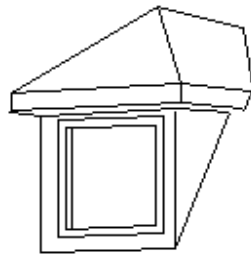
Amber Gates Phase 1 Architectural Guidelines Detailing Examples

The following examples are only intended to provide a guideline for the types of detailing that would be acceptable to Genstar.

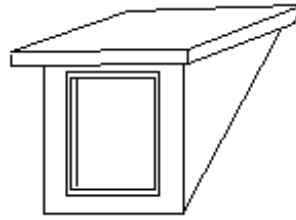
Roof



Gable Dormer



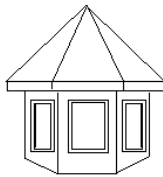
Hip Dormer



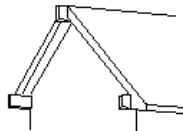
Shed Dormer



Vented Dormer



Cupola



False Beams

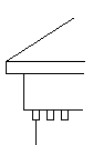


Exposed Trusses

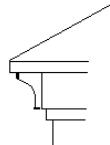


Verse Boards

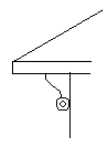
Eaves



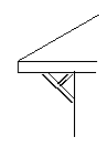
*Slight Overhang
With Dentils*



*Slight Overhang
With Brackets*

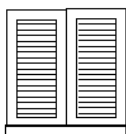


*Overhang With
Decorative Brackets*



Overhang With Brace

Vents



Shuttered



Circular



Oval



Hexagonal

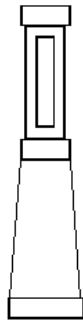


Triangular

Columns



Square Pier Column



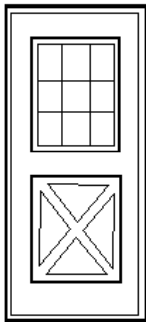
*Pier Column w/
Slanted Sides*



Classic Columns



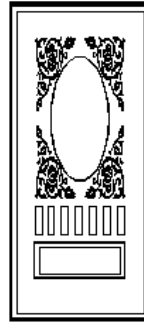
Entry Doors



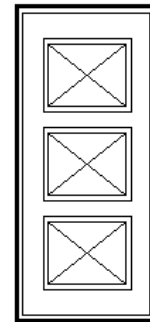
Country



Board and Batten

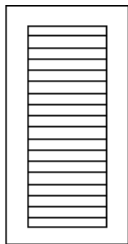


Decorative Screen

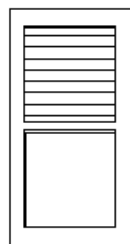


Paneled

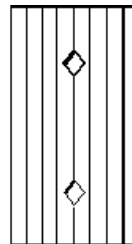
Shutters



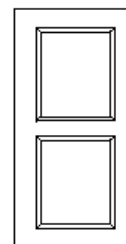
Full



Half

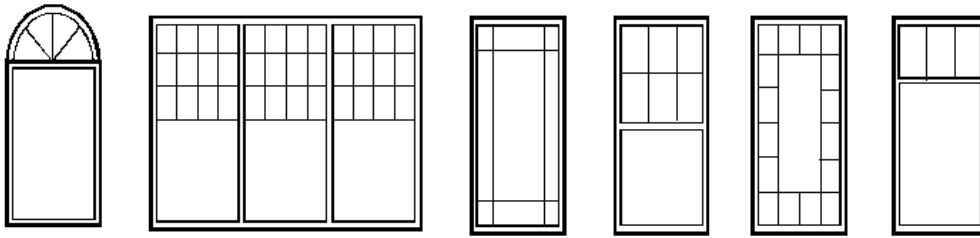


Cut Out



Paneled

Windows



Garage Doors

