

BONAVISTA

Architectural Guidelines

Architectural Guidelines for the design and construction of single family homes in the Bonavista Community, Winnipeg Manitoba.

Prepared for: Genstar

Prepared by: Nadi Design

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Architectural Vision:

1. Overarching Vision

The architectural vision for the Bonavista Development is one of community and family living. Bonavista envisions a unique neighbourhood that welcomes new exciting design styles, while still creating an overall compatible housing aesthetic. Traditional architectural styles will form a strong base to the neighbourhood, however by blending in contemporary detailing such as clean lines and new building materials, Bonavista will become an inspired vibrant community that is comfortable and friendly to all its residents.

2. Important Notes

The examples in this section are selected to illustrate style, detailing and proportions, and do not establish specific expectations concerning size, materials and finishes within the neighbourhood. Where elements within these architectural vision illustrations contradict specific guidelines, the letter of the guidelines will prevail. The illustrations may contain certain elements that are not acceptable. The purpose of these illustrations is to depict the intent rather than specify all the acceptable details or elements.



Credits:

1 & 2: Cardel Homes: www.cardelhomes.com
3: Astoria Homes: www.astoriahomes.ca
4: Morrison Homes: www.morrisonhomes.ca

5: San Rufo Homes: www.sanrufohomes.com
6: Phoenix Homes: www.phoenixhomes.ca
7 & 8: Homes by Avi: www.homesbyavi.com

Architectural Approval Process:

3. Submission Process

The preferred submission format is digital PDF file, with all drawings formatted to a scale of 1:200. Preliminary and final designs are to be submitted by email to the Design Consultant at **meaghan@nadi-design.com** and the Developer for prompt review. The Design Consultant will endeavor to provide a response (not necessarily an approval) to submissions within one week of submission. Please also note the following:

- 3.1. When developing a design, it is advantageous for preliminary designs to be submitted for review before the final submission of detailed plans.
- 3.2. Incomplete submission packages will be returned without review (See #5: **Submission Requirements**).
- 3.3. Approval of any design by the Design Consultant may ONLY be represented in the form of a formal, signed approval letter. No other representation (verbal, emailed or otherwise) constitutes a binding design approval.
- 3.4. Drawings, colour boards or other submission material may be submitted for approval to:
Nadi Urban Design Studio:
200-4 Fort Street, Winnipeg, MB., R3C 1C4
- 3.5. Architectural Guideline approval is mandatory, and is a prerequisite to City building permit applications.

- 3.6. If the City of Winnipeg requires any changes to the architectural drawings, the drawings must be resubmitted to the Design Consultant for re-approval; and subsequently resubmitted for permit.

4. Two Levels of Architectural Approval

- 4.1. Conditional approval:
A lot specific design that satisfies substantial portions of the guidelines (without detailed colour and material specification) shall receive a Conditional Design approval. Conditional design approvals entitle the builder to apply for municipal building permits.
- 4.2. Full approval:
A lot specific design which includes detailed drawings, colour scheme, and material specifications shall receive a Full Design approval.

5. Submission Requirements

The Builder shall submit for final approval:

- 5.1. A well dimensioned & annotated site plan showing building locations, fence locations (if any), driveways, sidewalks, patios, and decks, (including all future add-ons).
- 5.2. Detailed drawings of the floor and roof plan indicating floor areas per level.
- 5.3. Detailed drawings of all elevations and details of architectural features.
- 5.4. Colour and material selection for each element of the house design: roof, front, side and rear elevation, trims, etc. Colour chips, material samples, and other information may be required. The Design Consultant may require other submissions beyond this list.

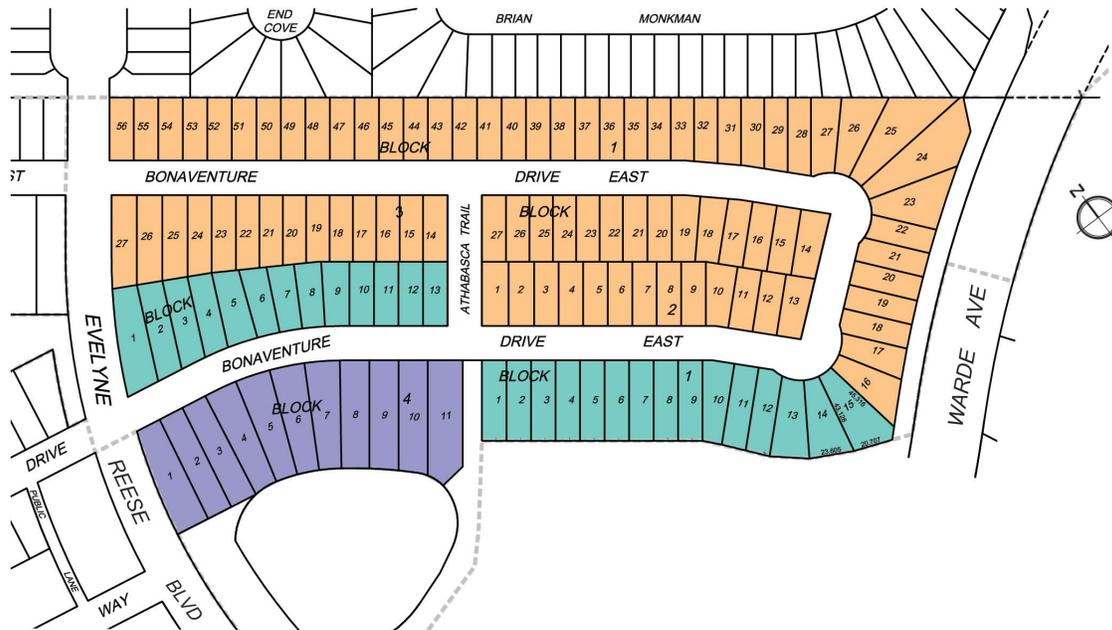
6. Right to Approve, Reject or Waive

The Developer reserves the right to turn down approval if, in its opinion, the total design is not in keeping with the overall standards of the development. The Developer further reserves the right to waive any requirements concerning any approval.

The design consultant approval/developer process is independent of the City permit process.

General Guidelines:

7. Phase 1 Lot Plan:



LEGEND

- Lake & Lake View Lots
- Park Lots and Signature Lots
- Classic Lots

8. Building Requirements:

The following are the MINIMUM HOUSE SIZES for this development:

- 8.1. Lake and Lake View Lots (Block 4 - Lots 1-11):
 - 8.1.1. Bungalows 1,500 sq.ft.
 - 8.1.2. Two Stories 2,000 sq.ft.
- 8.2. Park Lots and Signature Lots (Block 1 - Lots 1-15, & Block 3 - Lots 1-13)
 - 8.2.1. Bungalows 1,350 sq.ft.
 - 8.2.2. Two Stories, Split Levels / Cab Overs 1,750 sq.ft.
- 8.3. Classic Lots (Block 1- Lots 16-56, Block 2 - Lots 1-27, & Block 3 - Lots 14-27)
 - 8.3.1. Bungalows 1,200 sq.ft.
 - 8.3.2. Two Stories, Split Levels / Cab Overs 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. Exterior Wall Finishes and Detailing

Primary wall finish refers to the material with the most exposure or coverage. Secondary wall finish refers to the materials with a lesser quantity of wall finish. Finishes for architectural details refers to materials used for window frames, columns, trims, borders and other architectural elements. This section applies to all elevations (including side elevations) that are exposed to a street.

- 9.1. Exterior wall finishing systems shall include richly coloured trim, stucco, brick, stone, wood, and cement board siding. Other materials may be considered on an individual basis.
- 9.2. The use of two (2) or three (3) wall finish materials shall typically be required for the major building elevations.
- 9.3. All units shall also incorporate a minimum of three front elevation planes. Planes should be min 8' wide and separated from the next plane by min 2'. Planes will be determined based on the main floor plan.

- 9.4. Exemptions to 9.2 and 9.3 above is subject to significant architectural detailing, roof articulation and strong thematic presentation.
- 9.5. Two (2) types of masonry such as stone and brick should be avoided unless special care is given to harmoniously blend the two materials. In all cases, the secondary wall finishing must be planned with great care so that it blends in well with the main wall finish and logically represents an element of the house.
- 9.6. Where strong transitions between materials cannot be avoided there must be special care to blend the colour or hue to avoid disharmony.
- 9.7. Where wall finishes and architectural details are used only on the street front and there is a change of material on the sides, all front facade materials shall turn the corner (wrap-around) at least 2 feet for the full vertical height of the house. Creative transitions of materials are encouraged.
- 9.8. Colours for roof, face and trim must be coordinated for each unit to complement the individual house design and achieve a harmonious, visually attractive streetscape.
- 9.9. Trim and fascia are integral to the appearance of the house. Provide contrast and harmony when selecting a colour for fascia, trim around windows and doors, etc.
- 9.10. Special exterior design considerations for the rear elevation shall be included for properties that face onto a public reserve. These elevations are to be treated with the same positions, materials and attention to detail as the design of the front elevations.
- 9.11. Special exterior design considerations for the side elevation shall be included for corner lot properties. These elevations are to be treated with the same positions, materials and attention to detail as the design of the front elevations.
- 9.12. Parging shall generally be set at a maximum of 12" above grade on the front elevation, or elevations that are facing onto a public area (i.e. park, path, street)
- 9.13. Colour and material schemes will be reviewed with the following criteria:
 - Visual Interest
 - Contrast in colour scheme

- Contrast and harmony with neighbouring houses

- 9.14. Single family houses with similar elevations must have two lots between / separating them.
- 9.15. For consistency of visual bulk and massing, second floor footprints must remain consistent with the general house proportion and the main floor footprint.

10. Front Entry Requirements

- 10.1. Entrances shall exhibit proper human scale/proportions. Two storey entries are prohibited. One and one-half storey entrances are prohibited except when used on a split-level house.
- 10.2. A strong, visible and architecturally defined front entry is required for each unit. Acceptable elements include porches, large steps, archways, architectural columns, seating walls, large planters, or significant brick/stonework.
- 10.3. The front entry should be directly accessible to the public sidewalk/street. The porch or front entry cover must be clad and roofed in a manner consistent with the front elevation of the house. The front entry design must be integral to the house.
- 10.4. When incorporating a covered entry, a width to depth ratio of at least 1:1 must be maintained. When incorporating a porch (a larger covered entry which creates a shaded outdoor 'room' without obstruction of the main path of travel), the width to depth ratio shall be at least 2:1. This is to ensure that the front entry is entirely visible and welcoming from the street, and is not permanently in shadow.
- 10.5. All steps at the front entry shall be concrete or other solid material. Wood front steps are not permitted, however wood front porch surfaces may be built if contained within a stone, masonry or concrete porch wall.
- 10.6. Front doors must include detailing which responds to the overall style of the house such as (but not limited to): routed edges, windows, sidelights, trims and contrasting colours.
- 10.7. Sidewalls adjacent to the front entry that exceed 10 feet in total length require additional detailing such as a window or other acceptable treatments.

11. Roof Lines

- 11.1. Fireplace and furnace chimneys must be enclosed in a chase anywhere on the roof of the house. Chimney chases must be finished in a material that is appropriate to the aesthetic of the rest of the house and the metal flue must not project any more than 6 inches above the chase. This requirement applies for all fireplace, furnace, and chimney flues.
- 11.2. Where there is a pitched roof and the dominant ridge line is parallel to the direction of the street, dormers or gable ends will be included in the roof design. Where the ridge line is perpendicular to the street, extensive architectural detailing such as material changes and windows are encouraged.
- 11.3. Monolithic roof masses should be avoided and replaced with stepped roof lines, dormers, or gable features to provide interest and variety along the street. Dormers may also provide an alternative to front / back vaults in living areas.

12. Window Detailing

- 12.1. Windows should demonstrate a consistent design.
- 12.2. Front elevation windows shall be of significant size and demonstrate adequate detailing appropriate for the overall composition of the front elevation. Windows shall cover at least 25% of the front elevation. In all cases adequate fenestration is required on the front elevation.
- 12.3. Adequate window detailing (such as window shutters, architectural trim, muntin bars, etc.) are encouraged where appropriate to the design theme.
- 12.4. On all elevations, the top edge of the exterior window frame detail must have a minimum of 6 inches clearance from the underside of the soffit or any other feature.
- 12.5. Trimless “nail-on” type windows are not permitted. Window units should generally have trim, be recessed behind the wall face, or employ other enriching perimeter details to enhance the windows and building design. All elevations must include a 4 inch minimum frame or sill and head detail. Stucco bump outs as window trims are prohibited.

13. Garages and Back Lanes

- 13.1. Driveways/parking pads must be constructed of concrete or interlocking paving stones. Gravel driveways/parking pads are prohibited.
- 13.2. The wall finishes on the garage must echo the primary wall finishes of the house.
- 13.3. Double car garages are mandatory and shall be minimum 18 feet wide.
- 13.4. Garage foreheads are required to be of appropriate scale. Creative use of architectural details should be employed to visually decrease the forehead height.
- 13.5. The design of the garage shall echo the house design.
- 13.6. Driveway widths must not exceed the width of the garage doors by more than 2 feet.
- 13.7. Garages must be significantly detailed and harmoniously blend with the overall theme of the house. The garage door must include window inserts or decorative hardware that compliments the overall style of the house.

14. Site Setbacks

- 14.1. The front yard setback shall range between 18 and 22 feet from property line. This requirement shall consider the setbacks of existing adjacent homes along the street.
- 14.2. The side yard setback shall not exceed 5 feet from the side property line.