

[CARRINGTON]

ARCHITECTURAL DESIGN GUIDELINES
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URBAN CARRIAGE HOUSE CHARACTER

Genstar Development Company is developing its newest community, Carrington, in north Calgary. Conveniently located along Centre Street North, just outside the Stoney Trail ring road and along future major transit lines, the community will be highly accessible to all amenities and the downtown core. In Carrington, Genstar is creating a family oriented neighbourhood that will appeal to those with an active lifestyle.

The vision for the community of Carrington has largely been inspired by the name of the community, a surname of English heritage. This vision will be expressed through strong characteristics drawn from traditional old English Carriage Houses. Combining the traditional forms and massing present in the English Carriage House style with modern detailing and unique features will present a community that is fresh and urbanized. Merging these urban Carriage House exteriors with current Prairie Modern and Urban Modern architectural styles will provide variety and interest to the streetscapes creating a community with distinct character, bringing an urban Carriage House feel to Calgary's north.

Carrington will be a diverse community with housing types and styles to accommodate the needs and tastes of many buyers. The broad mix of housing types will be unified through common design elements and features that reinforce the character and lifestyle of the neighborhood in an expression of harmony.

Carrington will draw on the individuality of its buyers to create a place where all types of homes and people exist happily, synergistically, and together shape the community of Carrington.



1.0 ARCHITECTURAL GUIDELINES OBJECTIVES

The architectural guidelines for Carrington will initially establish the character of the community and ultimately strive to maintain the integrity of the community for years to come. The guidelines will aim to ensure that the community of Carrington presents a long term impression of quality yet recognizes the importance of affordable housing product.

2.0 GENERAL

The Architectural Design Guidelines for Carrington are to be used in conjunction with Genstar's overall Architectural Design and Construction Guidelines and the Lot Code and Special Requirements provided with each lot release.

The developer's architectural consultant will review all homes in the community of Carrington, to ensure compliance with all aspects of the architectural guidelines, before being permitted to proceed for permits and construction. All construction must comply with all local building codes and ordinances.

3.0 LAND USE AND ZONING REGULATIONS

Due to the variety of land use and zoning requirements in the Carrington area all builders are to ensure familiarity with the appropriate requirements and stipulations.

4.0 SITE PLANNING

4.1 House Placement

Builders are to choose home designs that are suited to all the attributes of the lot. Builders are to review all available information and ensure the proposed house takes into account the lot size, lot location, site grading and view potential. Houses are expected to:

- fill the lot width
- avoid unnecessary use of retaining walls
- provide a compatible relationship with adjacent homes
- provide interesting and appropriate elevations in exposed locations.

4.2 Setbacks

4.2.1 Front Setback

The developer's architectural consultant will monitor front setbacks. To create more interesting streetscapes, variety in the front setbacks will be required along the street.

In areas where a more expansive street ambience is desired an increase in the minimum front setback will be utilized and variety between units will occur. Homes with greater massing will require increased setbacks to reduce their dominance on the street.

Minimum Front setback recommendations from the property line are:

Semi Detached – 2.0M

Single Family (Laneless) – 6.0M

Single Family (Laned) – 4.5M

4.2.2 Corner Sideyard Setbacks

Lots are designed to provide an increased street sideyard on corner lots.

A sideyard setback of 3.0M is to be attained wherever possible.

4.3 Site Coverage

- Total site coverage will be as per the City of Calgary by-law requirements.

4.4 Grading

- Builders are responsible for ensuring that the house type is suitable to the lot grading and all grading will be subject to requirements of the local lot grading by-law.
- Builders are to familiarize themselves with the engineering grade plan and ensure that drainage patterns are to be established on all lots that channel surface water away from the house on all sides and into adjacent drainage swales and storm water systems.
- Grading and drainage patterns must coordinate with adjacent lots – no drainage across adjacent lots can occur.
 - Minimum permitted slopes – all grassed/landscaped areas – 2%
 - Maximum permitted slopes – Front and rear yards - 15%
 - Sideyards – 33%
 - Driveways – 10%
- Downspouts are to be positioned to direct water away from the house, to adjacent streets or side or rear drainage swales. Storm water cannot be directed onto adjacent lots.
- All lots are required to have a minimum loam depth of 300 mm.

4.5 Driveways

- Driveways must meet all City of Calgary requirements particularly with regards to width. Driveways must not exceed the following:
 - Maximum 6.0M wide on any lots with a width of 9.0M or less
 - Maximum 7.0M wide on any lot with a width greater than 9.0M and less than 15.0M
 - As per Developer requirements, no driveway may exceed the width of the garage and no additional surfaces for the purposes of parking are permitted.

4.6 Retaining Walls

- Builders are to choose houses that suit the lot grading and avoid unnecessary use of retaining walls.
- Failure to adhere to the building grade plan or approved grades may result in the need for a retaining wall.
- If retaining walls are required they will be entirely the responsibility of the builder.
- Builders are required to provide as built grades and self-resolve any grading disputes with adjacent properties.
- All retaining structures must be within property lines.
- Concrete wing walls will be acceptable when not visible from a street or public space.
- Any retaining wall exceeding 1.00 metre in height MUST be approved by a professional engineer and may require a development permit.

4.6.1 Materials

- Acceptable materials for retaining walls are:
 - Landscaping blocks (i.e.: Alan block) or poured concrete with aggregate surface.

5.0 GENERAL REQUIREMENTS

5.1 House Sizes

Minimum house sizes will be specified for each phase in Carrington based on the Lot Codes and Special Requirements provided at the release of each phase of lots. Houses are expected to have a consistency of mass and volume within the streetscape. Houses that are not suitably consistent will require additions or alterations to improve their streetscape presence.

5.2 House Widths

Houses are expected to utilize the lot width available to provide maximum frontage to the street. Minimum house widths will be specified on the Lot Codes and Special Requirements provided at the release of lots.

5.4 Building Height

The maximum building height will be as per the City of Calgary by-law requirements.

5.5 Repetition

5.5.1 Exterior Design

To ensure suitable variety along all streetscapes, houses of the same or similar design, detailing and/or feature materials will be separated.

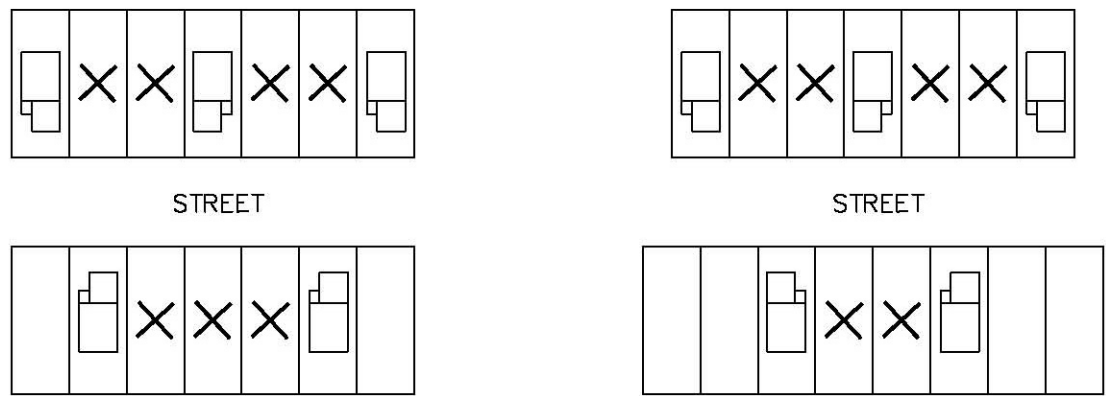
There must be a minimum of 2 houses between houses of similar characteristics when on the same side of the street and a minimum of 2 houses between when on the opposite side of the street. (See examples below)

5.5.2 Colours

To further ensure homes offer an element of distinction on streetscapes separation will be required between colour schemes.

Between similar colour schemes there must be a minimum of 2 houses between when on the same side of the street and a minimum of 2 houses between when on the opposite side of the street. Repetition of the same colour of siding and/or trim will not occur on adjacent lots.

Houses with significant differences in architectural style and design may be permitted, at the consultant’s discretion, to have similar colour schemes in closer proximity than is typical.



6.0 ARCHITECTURAL DESIGN

The architectural character in Carrington will be established through traditional forms and massing of its Carriage House style combined with modern versions of timeless Prairie and exciting Urban Modern architecture. The overall outcome will present Carrington as a progressive, inviting urban environment.

The traditional forms and massing of the Carriage House style are characterized with steep roof pitches and simplified rooflines. Dormers with low slope shed roofs or steep pitched gabled roofs are common elements of the Carriage House roof forms. Prairie style hip roofs and flat or angled rooflines of the Urban Modern style will provide a unique and interesting contrast along the streetscapes. These unique and interesting roof forms will establish an infrastructure that provides strength to the home exteriors. Introducing modern elements to enhance these characteristics will present elevations and streetscapes with a progressive and exciting persona.

Modern elements to be considered include but are not limited to:

- Clean lines created through simple details and smooth materials
- Large expanses of glass that proportionately fill wall spaces
- Unusual window configurations
- Unusual materials in unique and/or asymmetrical applications
- Cantilevered floors or balconies
- Flat roof accents
- Modern style entry and garage doors
- Modern style light fixtures and home numbers
- Glass & metal railing
- Wing walls in accent materials such as masonry or cedar
- Smooth masonry finishes
- Steel or metal features such as beams, trellis', posts and brackets



6.1 ARCHITECTURAL STYLES

CARRIAGE HOUSE



- Gabled rooflines
- Simple trims
- Simple bracket details

- Shed roof lines features
- Large windows in consistent patterns
- Board and Batten features

URBAN MODERN



- Single angle or flat rooflines roofs
- Simple roof elements
- Large expanses of windows
- Unusual shaped or configured windows

- Interesting details
- Formal architectural details
- Multi paned windows with possible arched tops

PRAIRIE MODERN



- Low, sloped Hip rooflines
- Simple trims
- Smooth Masonry finish
- Horizontal Elements
- Strong vertical wing walls

- Large windows in consistent configurations
- Large heavy columns
- Single storey wings or box-outs
- Contrasting wall materials

6.2 House Design/Portfolio Reviews

The **Urban Carriage House** style is being created to establish a strong recognizable character that will become the brand of the Carrington community. This style, used in conjunction with Prairie Modern and Urban Modern exteriors will present Carrington as a premier, progressive community. Builders are to ensure that each elevation in their portfolio addresses one of these styles and are encouraged to utilize portfolio reviews prior to submitting for approvals. Portfolio reviews will ensure that elevations are suitable to the community and also that each builders product line provides the necessary variety of styles.

6.3 High Exposure Elevations

Homes with high exposure elevations (corner lots, side and rear exposure) will require detailing on the exposed elevations that represents the overall style of the home and includes similar detailing to that on the front elevation. These elevations must include:

- Increased level of detailing such as trims, battens, shutters, vents or other decorative features similar to the front.
- Exterior materials that are consistent with those used on the front elevation.
- Roof forms that match the front and provide variety to the rear streetscape.



6.4 Garages

6.4.1 Laneless lots

All laneless lots in Carrington are required to have attached front drive garages.

- Front drive garages must be integrated into the overall exterior design of the home as much as possible to reduce the domination on the streetscape.
- Homes with full 2 storey fronts on the garage will require greater setbacks.

6.4.2 Laned lots

All laned lots are required to provide 2 car parking spaces in rear at minimum.

- Rear garages are to match the exterior design, materials and colours of the home.
- Rear corner lot garages will require additional detailing to match the home.

6.5 Garage Doors

All homes will require either a simple panel style garage door or a flat slab garage door.

- Windows are permitted and glazing panels in unique configurations are preferred.
- For a full encompassing look to the front façade garage doors are to be painted to match the house or trim colour.

6.6 Roof Design & Pitch

The roof design and pitch must be suitable to the architectural style represented.

- Flat roofed accent areas will be encouraged to emphasize the progressive exteriors.
- Typical roof overhangs are to be 1'6" except where the architectural style commands that suitable overhangs are either larger or smaller.
- Roof overhangs on zero lot line homes can be a maximum of 1'-0".
- Rooflines are to be made as interesting as possible by the variation of rooflines and through the use of dormers and gable ends.
- Rooflines on all highly exposed elevations are to incorporate dormers or gable ends with decorative treatments that match to the front elevation.
- Second storey roofline features are to match the front elevation in all high exposure locations.
- Lower profile homes such as bungalows may require steeper pitched rooflines in order to provide compatible massing on the streetscape.



6.7 Front Entries

The front entry of a home is an integral element of the overall design and is expected to be a focal point of the front elevation and/or exposed side elevation. Front entries provide an opportunity to fully express the character of the home and create a welcoming feature. Front entries are to be well enhanced with decorative treatments that encompass a progressive urban style.



6.8 Porches

Front porches will be encouraged when designed to engage the urban design persona. This will include porches that have cleanly detailed columns, simple railings, and stylized brackets and trim work.

Front porches are encouraged to be finished in smooth or exposed aggregate concrete with metal, glass or no railings.

Porches of all styles must include:

- All vertical surfaces, if not concrete, must match the trim or wall colour of the home.
- Pressure treated material may only be used for flat surfaces.
- The bases of all porches are to be closed in and finished in an appropriate solid material.



6.9 Front Steps

To address the long-term low maintenance expectations in Carrington all front steps are recommended to be precast or poured concrete steps.

- Wood steps are acceptable if constructed in cedar or pressure treated wood with closed risers.
- Risers and all vertical surfaces to be painted, stained or finished as per the approved finishing details.

6.10 Columns

Entrances can be justly enhanced with feature columns that add to the overall expression.

- All columns are to be designed in a modernized version suited to the style of the home – these columns may include smooth finishes, simple square cap and base details, metal trim or finish
- All columns must be suitably sized, be well suited to the exterior design of the home and appear to have structural integrity
- All columns must be finished in a decorative material, vinyl sided posts are not acceptable.



6.11 Front Doors

Stylish doors can immediately set the tone of the exterior design of a home and considerations for the following addressed:

- Door locations are to be as highly visible as possible.
- Doors with a modern edge that are suited to architectural style are preferred.
- Flat slab doors with unusual glazing insert patterns, corrugated metal inserts or other unusual decorative features are encouraged.
- Doors must be painted or stained to accent the home's colour scheme



6.12 Windows

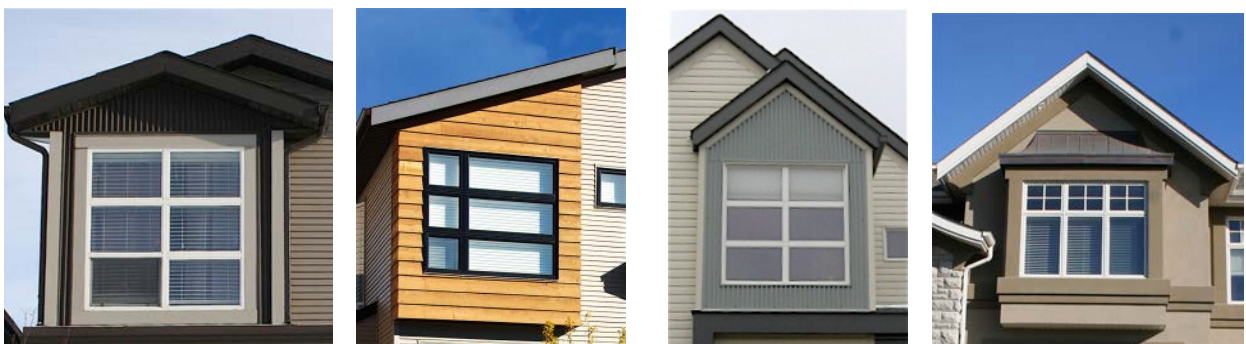
Windows are an extremely important element in creating homes with a progressive, urban style.

Larger expanses of glass will establish the strength of the style and more unusual configurations will provide interest and excitement. This may include:

- Strong horizontal mullions,
- Mullions of varying directions.
- Non-symmetrical layouts and pane sizes.

All exteriors are to address windows in a significant manner.

- To ensure that windows present as a strong element windows must include divided windows or simulated divided lites. Window grills sandwiched inside the glass are not acceptable.
- Window styles, sizes and groupings should be proportionate to the wall space available. Large windows will not require additional battens. Thicker frame sizes are recommended on these windows.
- Acceptable window frame materials are:
 - Prefinished vinyl
 - Prefinished metal clad



6.13 Chimneys/Box-outs

Chimneys & box-outs provide interest on the exterior of a home. To ensure that they are treated as integral elements chimneys and box-outs must:

- Be finished to match the exterior wall material or suitable complementary finish.
- Extend down to grade in all exposed locations.

6.14 Trims

To ensure the clean, neat aspect of the progressive, urban exteriors are fully complemented all trim work must meet the following requirements:

- Trim material will be Smartboard or equivalent.
- Trims may be metal clad.
- Trim and detailing materials are to address long term maintenance – painted surfaces are to be avoided
- All stucco battens must be finished in Smooth finish acrylic stucco.
- Minimum fascia depth of 6" inches is required.

6.15 Details

To fully capture the progressive flavour of the Carrington community all elevations are to incorporate distinctive urban elements. These may include:

- Metal or timber beams, posts or brackets.
- Trellis or awning details
- Flat roofs or accent pieces
- Unusual materials



7.0 MATERIALS & COLOURS

The community of Carrington is promoting long-term sustainability of the exteriors of all homes throughout the area with its recommendation of maintenance free materials. The use of materials that provide prefinished surfaces that retain their integrity is encouraged.

To provide the desired interest along the Carrington streetscapes all exteriors will be enhanced with a secondary material.

The use of more unique materials such as corrugated metal or smooth metal panels is preferred.

Entire exteriors of vinyl siding will not be permitted.

7.1 Permitted Materials

Roofing

Asphalt shingles

Wall materials

Hardboard/cement siding

Vinyl siding

Architectural Vinyl siding

Stucco – Smooth Finish

Hardie Board & Batten

Corrugated metal

Metal siding and panels

Shakes

NOTE: to enforce the clean, neat modern style exteriors, decorative shakes, in any material, must have a straight edge and smooth finish.

Trims

Hardboard

Metal clad

Vinyl

Stucco

Masonry

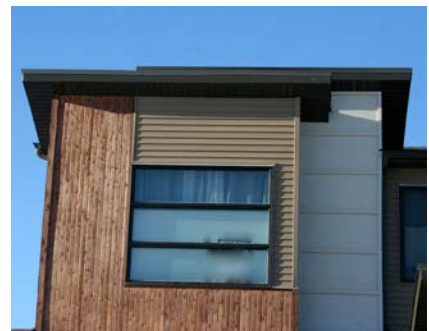
Brick

Stone

Manufactured stone

Stonetile

NOTE: All masonry must be full height on the garage fronts (to top of garage door), main floor and/or posts.



7.2 Colours

In Carrington, colour will be utilized to add to the interest and excitement of the progressive, modern exteriors.

- Upgraded, darker siding colours are required on all single-family amenity homes.
- Upgraded, darker siding colours are required on all homes with no masonry accent material.
- Colour schemes that include unusual or dramatic colours to highlight signature elements are encouraged.
- Repetition of colour schemes will be monitored to ensure pleasing variety is achieved. Refer to 5.5.2 for minimum requirements.



8.0 ADDITIONAL REQUIREMENTS

8.1 Discretion

The Developer and the Architectural Coordinators may apply their respective judgments when approving or disapproving anything regulated or controlled by these guidelines. The Developer and the Architectural Coordinator may provide relaxations to the guidelines in their sole and absolute discretion.

8.2 Enforcement

The Developer only may enforce the guidelines; no purchaser of any lot in the development may enforce these guidelines.

8.3 Amendments

The developer may from time to time amend these guidelines as it sees fit in its sole and absolute discretion.

9.0 CONTACTS

Developer

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