



RIVERSIDE

Architectural Guidelines

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VISION

Located in St. Albert, Alberta, the community of Riverside is bordered on the south side by a significant natural park area, the Sturgeon River and a very old growth White Spruce stand. While the setting of the community will allow it to commune with nature it's intent as a mixed-use neighbourhood, that includes a variety of housing types, will attract residents of all types. Riverside will portray a progressive, unique and socially vibrant persona that reflects the character of its inhabitants and provides a desirable and welcoming environment.

The architectural character of Riverside will be established through the encouragement of strong, unique exterior designs that will blend to create an interesting yet harmonious atmosphere.

Traditional architectural styles will form a strong base to the architectural component of the neighborhood while the introduction of urban modern detailing, clean lines and edgy materials will provide the excitement that will generate the uniqueness of Riverside.

Residents can relate to the past by pursuing a North American traditional architectural style but connect with the present by modern adaptations such as large windows, simplified detailing and low maintenance materials.

Urban modern style homes will provide adventurous Riverside residents with the opportunity to display their progressive nature through strong forms, expansive glazing, unique detailing and unusual materials.



OBJECTIVE

The intent of these guidelines is to provide inspiration and a strong direction yet offer flexibility to accommodate today's discriminating homebuyer. The objective is to ensure that the quality and integrity of the community is well established initially and maintained ultimately throughout the entire community.

In the community of Riverside the Architectural Guidelines will create a contemporary, vibrant community - an urban fusion of architectural styles that is comfortable and friendly to all its residents. Particular attention will be paid to exemplary execution of well-detailed exteriors on all homes ensuring that an overall impression of quality resonates through the community and establishes it as an area with timeless integrity.

These guidelines will provide an overview of the house design requirements for Riverside. The developer may alter or augment these guidelines in each or any individual stage of Riverside as is deemed necessary and will provide information on such at the time of a new stage release.

SITE DESIGN ELEMENTS

Following is an outline of the site design requirements for the Riverside community. The Developer and/or its consultant will use these guidelines as a base reference standard and reserves the right to deviate as they determine.

LAND USE BYLAW

With exception to setbacks, all homes will correspond to the St. Albert current Land Use Bylaw at the time of home plan approval.

SETBACKS

To provide for a more interesting and varied streetscape the front setbacks of all homes will be monitored and a variation of at least .5M between adjacent homes will be required. Homes with greater massing and more prominent front facades, as well as corner lot homes, will be set back to achieve a more pleasing environment.

Minimum building setbacks will be required along each street with increased varied setbacks as per the above requirements.

- Minimum building setback
 - RSL will be 6.0 M from the front property line
 - RPL will be 4.5 M from the front property line

MAXIMUM BUILDING HEIGHT

The maximum building height will be established by the by-law requirements of the City of St. Albert.

LOT COVERAGE

As per St. Albert Land Use Bylaw.

MINIMUM HOUSE WIDTH

The Developer will establish minimum house widths for all lots throughout Riverside. Minimum house widths will be as follows:

RSL Lots

Building pocket width

(Designated on marketing plan)

House Only

Minimum House Width

House with Garage

26 ft.	24 ft	26 ft
28 ft.	24 ft.	26 ft.
30 ft.	26 ft.	28 ft.
32 ft.	28 ft.	30 ft.
34 ft.	30 ft.	32 ft.
36 ft.	30 ft.	32 ft.
38 ft.	30 ft.	34 ft.
42 ft.	34 ft.	38 ft.
44 ft.	34 ft.	38 ft.

RPL Lots

Minimum house width is 20 feet.

- A home must meet the minimum house width on all levels through a minimum of half the depth of the home.

The Developer's Architectural Consultant will review and approve or reject homes that may or may not meet the minimum size or width requirements based upon utilization of the lot and massing of the home, in its discretion.

To provide opportunity for builders to utilize existing narrower home product while ensuring to maintain the integrity of the community as it has been established, the following considerations may be permitted on individual submissions.

A minimum of a 24'-0" wide home that has additional outdoor living space complete with full rooflines, to at least the required minimum house width. Requirements will include:

- The design of the home may include outdoor living space to extend the width of the house; the outdoor space may be at the main floor level only and must include full rooflines that integrate with the overall design of the home.
- Acceptance of outdoor spaces in the width requirement is dependent on the overall suitability of the home to the attributes of the lot.
- Homes must be designed and sited to be respectful of adjacent properties and maintain view potential accordingly.
- Garages must be enlarged or offset from the house to the fill the building pocket when required and any exposed rear area must be treated with windows and other decorative treatments.
- Decorative features and detailing must be included on all rear elevations and exposed side elevations.



GRADING/DRAINAGE

The purpose of lot grading is to provide good drainage away from buildings for the benefit of property owners. All lots are to be graded in such a way that surface drainage from rainstorms, snowmelt or groundwater is directed away from the buildings and is controlled in a manner that eliminates or minimizes the impact on adjacent properties. Grading must comply with the engineering building grade plan and a site plan indicating the lot grading is to be submitted with the Final Approval. Site plans including lot grading for the Riverside community are to be completed by Pals Geomatics Corp.

RETAINING WALLS

The responsibility for all retaining walls on individual lots will be the responsibility of the builder. These responsibilities include:

- Failure to adhere to the building grade plan or approved grades may result in the need for a retaining wall.
- In areas where discrepancies in the grades have occurred the builders must provide as built grades to the developer and the developer will provide a solution to the builders to resolve the situation.
- All retaining wall designs must be approved by the developer's consultant prior to the construction of the wall.
- Walls constructed in high profile locations will require suitable stone finish.

DRIVEWAYS

- The developer will predetermine driveways locations. Changes to the proposed driveway locations must be reviewed and approved by the architectural consultant at the preliminary review stage.
- Where possible, driveways are to be no wider than the width of the garage.
- Driveway material is to be broom finish concrete at minimum.

GARAGES

- Front drive garages are required on some lots and not permitted on other lots (RPL lots).
- On lots where front drive garages are not permitted (ie RPL Lots) rear drive garages are permitted on an optional basis on certain lots and required to be built in conjunction with construction of the home on other lots. (ie: corner lots) Special requirements will be identified at each lot release.
- Garage locations will be as shown on the subdivision plan.
- Where double car front drive garages are built, the minimum width shall be 20 feet.
- Garage door heights shall be a maximum of 8'-0" in height and shall be adjusted to maintain a distance not greater than 20" space from the top of the door to the underside of the soffit above (minimize the distance above the garage door.)
- Garage Doors must be painted to match the house colour or the predominant accent / trim colour.

BUILDING DESIGN ELEMENTS

GENERAL DESIGN

The exteriors of homes in Riverside will incorporate appropriate rooflines, entry treatments, window treatments and decorative features of the architectural style it portrays. Homes may utilize characteristics of more than one architectural style if used in a complementary manner. Decorative features and window types used on the front of a house are recommended on all four elevations to achieve a pleasing exterior design.

HOUSE TYPE

All house types are suitable in the community of Riverside with the most predominant of styles being:

- Two storey
- Bungalow
- Bi-level
- Split level

EXTERIOR DETAILS/FEATURES

Throughout Riverside the exteriors of all homes and buildings will combine the use of the strong traditional forms such as gable or hip rooflines and simple massing with urban modern elements that include large windows, unique window patterns, clean lines and detailing, flat roof accents and maintenance free materials to create an 'urban fusion' of architectural styles. All homes will be required to have well detailed exterior designs that include window trims, columns, battens, brackets, beams, trellis or gable end details that reflect the style. Upgraded features such as full porches, masonry finish, cement board siding or smooth stucco finish will be used throughout Riverside to establish a sense of quality.



ARCHITECTURAL STYLES

Riverside will encompass a mix of North American Traditional architecture and Urban Modern architecture. Semi-detached and multi-unit housing types throughout Riverside are required to express an Urban Modern architectural style only while single family homes may express either style.

North American Traditional

Throughout Riverside homes may draw on *North American Traditional* architectural styles such as Craftsman, Prairie and Colonial for their exterior inspiration. These homes will be comprised of the traditional massing with pitched rooflines and varied planes. Characteristics of the style pursued will be presented in a modernized manner with clean lines, enlarged windows and simplified details. Welcoming entrances with traditional front porches will be encouraged to promote the social engagement of Riverside.



Urban Modern

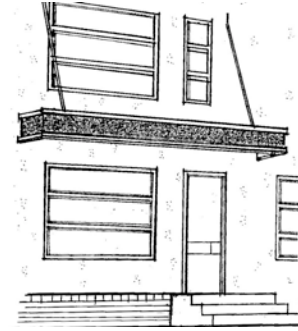
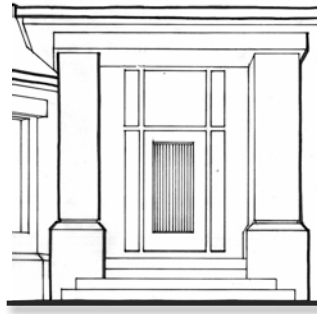
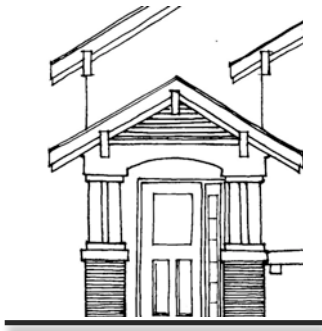
The progressive nature of Riverside will be endorsed through *Urban Modern* exteriors showcasing bold shapes, unique features and unusual materials. Following the direction of classic modern design, forms will be strong and simple with large expanses of glazing and clean and neat detailing.



MAIN ENTRY

The main entrance of the home should create a welcoming environment and be a prominent feature on the front façade of the home. Ensuring that front entrances present themselves to the street in some manner is a critical aspect of a home's design. Some elements to consider when designing the front entry are:

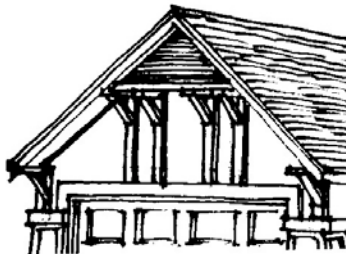
- The entrance design should represent the architectural style and be properly proportioned to the overall massing of the home.
- Front porches are encouraged wherever suited to the architectural style of a home.
- Modern style exteriors are encouraged to incorporate stylized porches finished in smooth or exposed aggregate concrete with metal, glass or no railings.
- Front porches and all front entrances must feature solid risers on the stairs leading to them and must be finished and stained or painted to match the approved colour scheme of the home.
- The bases of all porches are to be finished in solid material and must not include lattice panels.
- Precast concrete steps are acceptable when designed as an integral element of the exterior.
- The front door design is to suit the architectural style of the home.



ROOFS

Roof forms are a key element in defining an architectural style and are predominant features of each of the preferred architectural styles. Utilizing a variety of roof heights and other architectural features such as dormers and broken up ridgelines will enhance each home's street presence. Elements to consider when designing the roof form of the homes in Riverside are:

- Roof types and pitches are to be suitable to the architectural style.
- Roof pitches are to be consistent on any one elevation unless the style warrants otherwise.
- Roof overhangs are to be a minimum of 1'-0" unless the style warrants less.
- Flat roof areas will be permitted as accents – Main roof forms to be Typical pitched styles
- Lower massed homes (ie: bungalows or bi-levels) should consider higher pitched roof forms to provide greater presence in the streetscape.
- The use of dormers and other roofline elements are encouraged on their appropriate styles.
- The garage roof is to be dropped if necessary due to grades or design.

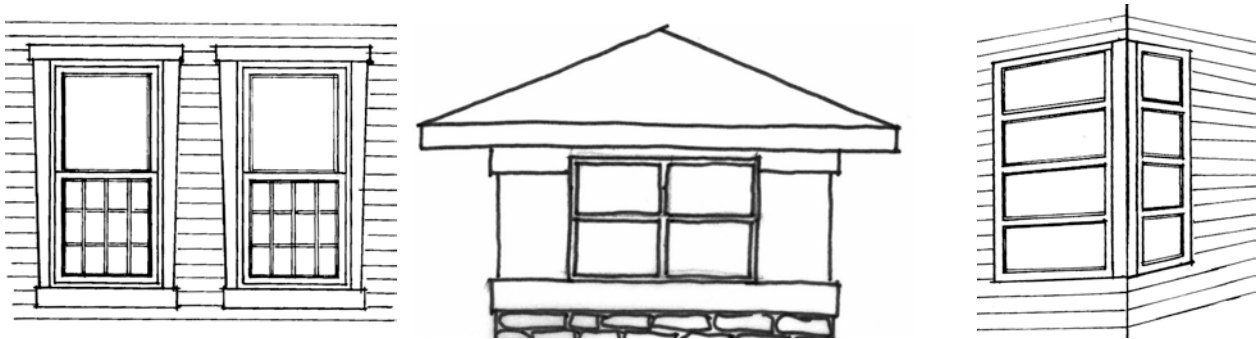


WINDOWS

The window sizes, shapes and types available today provide a great source of inspiration for the design of a home's exterior. Windows are a main design feature of the modern home.

Adapting the traditional styles of architecture with larger modernized versions of the multi paned windows typical of those styles adds a creative flair to the elevation and ultimately the community. Modern interpretations of window types for all architectural styles are available for use today. Design features to consider when choosing windows:

- Windows are creatively suited to the architectural style
- Windows are well proportioned to suit the wall space available.
- Segmented windows or window grills are included when additional interest is required.
- Windows are trimmed out with battens, shutters or other details on all high exposure locations or enlarged to fully fill the space available.
- Additional windows may be required on high exposure elevations and all windows are to match those on the front elevation.
- Windows are to be deepened to fill the space above garage roofs if grading requires garage to be dropped.



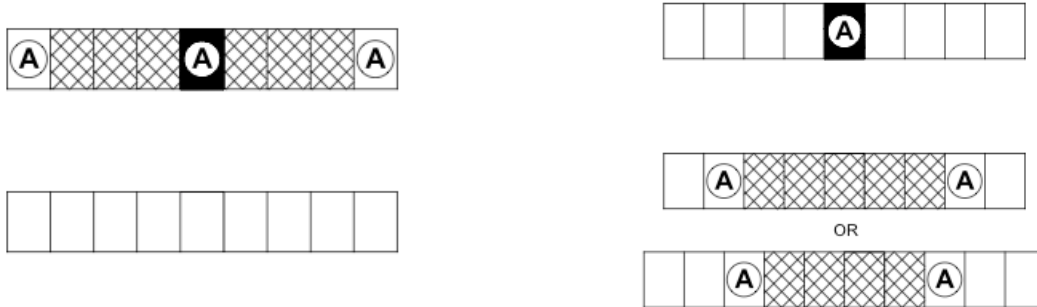
HIGH EXPOSURE ELEVATIONS

Homes on high exposure lots require detailing on the exposed elevations equal to that used on the front elevation. Corner lots require considerable detailing, which may include single storey elements, large windows, decorative treatments, and box outs.

- All corner lots are considered to be of high exposure and require special considerations on both the sides and the rear of the home.
- Low profile homes are preferred on corner lots. Rooflines along the exposed flankage side of the lot are to be kept low in profile on all 2 storey and bi-level homes.
- Additional treatment is required on the exposed flankage side of the home. This will include box-outs, additional or larger windows, battens and trim details, alternate material detailing etc. the side elevation must utilize similar treatments as those on the front elevation.
- On bi-level homes, stepped down decks are required to be built at the time of home construction. Raised decks are not permitted.
- Exposed rear elevations are to have considerable interest and articulation of the wall faces.
- All exposed elevations are to be completely finished at the time of construction including all decks or porches. All decks must be finished to match the home with all vertical exposed surfaces painted to match either the trim or main house colour. This includes trim joists, skirting, stringers, solid risers, posts, railings etc.

REPETITION

Houses that have similar exterior design are to be avoided in close proximity to one another. Repetition is to be limited, and separation between similar designs will vary depending upon market segmentation at the Architectural Consultant's sole discretion. The general guideline for repetition will be: Exteriors of the same or very similar design may be repeated with a minimum of three lots in between on the same side of the street or minimum of 2 lots across the street. See examples:



To be different means that there is a significant change in features such as roof type, size and location of windows and doors, colours and finish materials. A change of materials alone and reversing the plan is not sufficient.

LEED CANADA FOR HOMES®

LEED Canada for Homes® program supports 3rd party certified, energy efficient, and environmentally responsible homes. To promote, encourage, enable and recognize environmentally responsible residential home construction practices Genstar will encourage builders to utilize the principles of the LEED Canada for Homes® program endorsed by the Canadian Home Builders Association. This will also include LEED Canada for Homes® compliant landscaping requirements in all upcoming stages.

LEED Canada for Homes® is an environmental certification program for homes launched in Canada by the Canada Green Building Council, a non-governmental organization. The aim of the program is to transform the residential construction industry by recognizing the best environmental achievements. LEED®-certified homes consume less energy, water and natural resources. They produce less waste and are more healthy and comfortable for their occupants. This results in lower energy bills while reducing greenhouse gas emissions and minimizing the pollutants inside the house. LEED Canada for Homes® is a system of 136 points with 8 major environmental themes. Houses accumulate points for the integration of practical and environmentally sound technologies that are beyond what is included in conventional constructions. A minimum score is required to achieve certification.

EXTERIOR MATERIALS & COLOURS

MATERIALS

A variety of exterior materials will be utilized in Riverside; acceptable exterior materials will suit the style of architecture used on the home. Accent materials of cement or hardboard, wood, metal and masonry will be encouraged when promoted by the architectural style.

The review of the exterior design, the materials and colours will be as a comprehensive effect and not as a collection of individual elements.

Materials are to be consistent on all four elevations. Facades of one material combined with elevations of another material will not be acceptable.

WALLS

- Siding – architectural series vinyl, hardboard, cement board
- Stucco
- Panels, accent features – cement or hardboard, metal, stucco
- Masonry products - brick, stone or an approved manufactured product
- Other materials will be considered on an as requested basis.

NOTE: certain locations within the community of Riverside may require specific exterior materials. Please refer to the Lot Codes and Special Requirements available for each stage of Riverside to confirm.

ROOFING

- Asphalt Shingles

TRIM

- Trims must be generally in keeping with the architectural style.
- Exterior trims to be considered are cement board, hardboard, stoneware or acrylic stucco.
- Aluminum soffit and rainwear in one colour will be accepted. However, the colour must complement the overall colour scheme of the home.
- Decorative treatments such as banding shall be returned around corners to a finishing point determined by the Architectural Consultant.

MASONRY

- Masonry finishes and features are to be designed as an integral part of the overall exterior.
- If no masonry is used an equally interesting and prominent feature or element is to be presented.
- All elevations in high exposure locations are to include masonry elements.
- Masonry should be present on each side of the home that has significant exposure to view.
- Acceptable masonry facing materials include natural or cultured stone, brick in solid colours and stoneware.
- All masonry is to be returned a minimum of 24" around all corners.

COLOURS

To ensure an interesting and vibrant environment in Riverside a wide variety of exterior colours will be encouraged. The focus will be on well-coordinated, attractive colour schemes that enhance the Architectural style and contribute to a harmonizing streetscape.

REPETITION

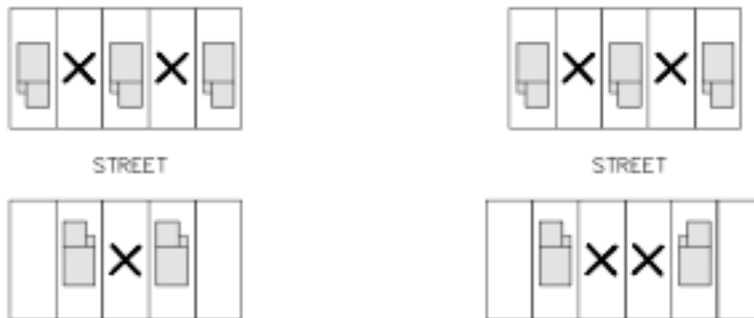
- Repetition of overall colour schemes will be avoided in close proximity to one another. Repetition of individual colours will be at the discretion of the Approval Committee based on variety provided in overall home style or detailing.

ROOFING

- Throughout Riverside asphalt shingles in darker shades of brown, grey and black will be acceptable.

WALL COLOURS

- A wide variety of wall colours will be permitted in Riverside. Colours that fully enhance the architectural style of the home are paramount and the strong, darker wall colours will dominate the streetscapes. Wall colours will not be repeated on adjacent homes or directly across the street.



TRIMS

- Aluminum soffit and rainwear in one colour will be accepted. However, the colour must complement the overall colour scheme of the home.
- The use of strong, brighter colours must be limited to small accent areas only.
- Trim colours will be repeated a maximum of 2 houses in a row.

GARAGE DOORS

- To ensure the garage is an integral part of the overall design of the home the colour of the garage door must match the main house colour, the trim colour or may be a complementary wood stain provided there are other wood accents on the home (ie – wood beams, brackets, front door).

PROCESS OF APPROVAL & HOUSE CONSTRUCTION

The following process will be followed for submissions for architectural approval in Riverside.

REVIEW

The Purchaser shall review all lot information, marketing material and the Guidelines prior to choosing a lot.

SUBMISSION PROCESS

All submissions for architectural approval will be submitted online through the StreetscapePLUS Lot Management System. Access to StreetscapePLUS is available by invitation only and every user on the system must belong to a Group. There are several types of Groups on StreetscapePLUS, each with their own special set of features and view of information. Some types of Groups include:

- Builder
- Developer
- Consultant

If your Group is already setup then you are ready to Request Access. If you don't yet have a Group – then you can contact us directly to have one setup and request the orientation package.

Go Package: Basic Orientation

StreetscapePLUS for Builders

Our contact information can be found online at www.evans2design.com or at the end of this document.

PRELIMINARY APPROVAL

Genstar strongly recommends that preliminary approval submissions be made for each lot in order to avoid the unnecessary expense of revising drawings and/or client disappointment.

The Purchaser must submit the following to the Architectural Consultant for a preliminary review:

- Floor plans - sketches or existing drawings that include all exterior dimensions
- Front elevation and all exposed elevations - in the case of corner lots or lots exposed to open spaces
- Materials and colours selections, if customer preference is already known

This information will be reviewed and returned along with design comments, suggested revisions, material and colour comments and siting requirements.

The purchaser is to fully review all preliminary information supplied and make all necessary changes to the drawings and final submission information prior to proceeding with final approval.

SITE CHECK

The Purchaser is responsible for checking the site, legal plan of survey, building grade plan, marketing map and title to the Lands for locations of:

- Light standards
- Bus zones
- Fire hydrants
- Utility right of ways or easements for drainage
- Catch basins
- Transformer boxes or utility pull boxes
- Restrictive covenants
- Super mail boxes;

Or other items, which may affect the house design, impact it's siting or the size or location of the driveway and report all problems to the Architectural Consultant in writing.

FINAL APPROVAL

The Purchaser shall submit online the following to the Architectural Consultant for final approval:

- Professionally drawn working drawings in pdf format:
 - Floor plans
 - Foundation plans
 - Cross sections - complete with all dimensions from subfloors to footings and subfloors to front and rear grades
 - Four elevations - complete with all exterior materials clearly noted
 - Plot Plan complete with proposed grades
 - Final Approval Form - completed with materials and colours
 -

NOTE: Upon return of "the Architectural Approval" the Purchaser is responsible for checking all information including the approved plans, plot plans, grades and final approval form and contacting the consultant with any concerns or discrepancies.

TURN AROUND

The processing of Architectural Approvals will generally take between 1-4 business days, depending largely on the complexity of the Approval, and the Master Approval status. In some cases Approval volume can impact turn times.

REVISIONS

The Purchaser shall contact the Design Consultant through StreetscapePLUS and obtain written approval for any revisions to the architectural approval before the revisions are applied. Charges for revisions after Final Approval are subject to a fee charged directly to the builder.

BUILDING PERMIT

The Purchaser shall apply for a building permit from the appropriate authority.

SURVEYOR STAKEOUT

When the approved plans are finalized and approved by the Architectural Consultant, the Purchaser may proceed to stakeout the property.

SOILS CONCERNS

Should you encounter soils concerns at the footing elevation on properties purchased from Genstar (other than those noted on the marketing plan as requiring piles at the purchasers costs or a full cut basement) the following procedure **MUST** be adhered to:

1. Stop all construction and arrange to have your Geotechnical Engineer complete all necessary on site testing together with providing a written report together with recommendations.
2. **Phone Jonathan Lay @ 780 484-4366 and advise of concerns as well as fax or email a memo to Genstar (780 483-9513 or jlay@genstar.com) outlining the particular concern.**
3. Builder to arrange an on-site meeting with themselves, their Geotechnical Engineer and Genstar staff or Consulting engineer to discuss a course of action complete with an estimate of additional costs.
4. The builder shall forward within 30 days an invoice to Genstar together with the soils report and all back-up information in order to receive the agreed compensation up to \$3000.00.
5. Note: The cost of the soils report is the responsibility of the builder.

Note: If the above procedure is not followed, Genstar will not provide any compensation.

FINAL LOT INSPECTION

Upon completion of the house, the builder will submit an approved, stamped, grading certificate from the City of St. Albert to the consultant to initiate a Final Inspection of the home. Homes must be fully complete with all seasonal work done and driveway installed.

CONTACTS

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