

SCHEDULE "E" – RiverRidge House and Site Design Standards

ARCHITECTURAL DESIGN GUIDELINES AND SITE STANDARDS – March 1/07

The architectural design guidelines and site standards are specifically written to promote and enforce a high level of quality in the execution of housing design and site development for RiverRidge. All house plans will be reviewed for compliance with the guidelines as detailed following. The Developer may require that modifications be made to plans and specifications in order to comply with guidelines or to take advantage of unique lot characteristics. The lot purchaser shall provide a compliance deposit to be held in trust by the Developer in the amount of \$5,000 or \$1,000 if the purchaser has retained one of the Developers "designated builders" to construct the dwelling. The purpose of the compliance deposit is to ensure house construction is consistent with the architectural design guidelines and site standards and is refundable to the house purchaser subject to Section 3. 13 herein.

The Purchaser may provide alternative details and solutions to those presented within the guidelines, provided that these alternatives comply with the overall objectives of the guidelines and that a high level of quality is maintained throughout.

1.0 GENERAL REQUIREMENT

The Purchaser shall comply with all by-laws of the City of Winnipeg respecting zoning and use of the lot(s) and all applicable zoning and development agreements between the City of Winnipeg and the Developer.

2.0 SITE DEVELOPMENT STANDARDS

2.1 GENERAL STANDARDS

- A) Each driveway approach from the street to each lot shall be constructed and surfaced by the purchaser with concrete, and/or interlocking bricks in accordance with the standards and requirements of the Private Approach By-Law of the City of Winnipeg on or before the date of occupancy of the dwelling or alternately extend the completion for six months or such other period as may be approved by the Developer, in the event the date of occupancy occurs during the winter months.
- B) No excavation shall remain on the land except for the purpose of building on the same or for the improvement of the gardens and grounds thereof.
- C) No building waste or other material of any kind shall be dumped or stored on the land except clean earth for the purpose of leveling in connection with the construction of a building thereon or the immediate improvement of the grounds. The Developer may approve temporary storage of building waste in an approved container prior to removal from site.
- D) Grading of each lot and the adjoining boulevard fronting and flanking each lot must be completed by the Purchaser in accordance with the site elevations and grading

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requirements provided by the Municipal Engineer before the date of occupancy of the dwelling.

- E) The Developer covenants and agrees to complete the rough grading of all lots.
- F) The Purchaser shall be responsible for completing the fine grading of the lot in accordance with the requirements and specifications provided by the Municipal Engineer.
- G) Each Purchaser of a lot is required to sod the boulevard fronting and flanking the lot as and when required by the Developer upon notice and in accordance with the requirements of the development agreement.
- H) It is recommended the house purchaser construct the house on piles if located on the river side or east of Rivergrove Drive

3.0 DWELLING TYPE AND SIZE

It is understood and agreed between the parties that the following minimum development standards and conditions shall apply to the lot(s):

3.1 DWELLING TYPE AND SIZE

- A) No dwelling, other than a single family dwelling, shall be constructed on a lot.
- B) Each single family dwelling shall have an attached garage providing a minimum of two parking spaces within said garage.
- C) Each single family dwelling constructed within RiverRidge shall have a minimum floor area of the following number of square feet as set forth in Table #1 and #2 below, unless the minimum is specifically reduced by the Developer.

TABLE NO. 1 BUILDING AREA STANDARDS

Following minimum area standards apply to all lots west of Rivergrove Drive and Lots 1 to 10 inclusive located east of Rivergrove Drive in Block 1 north side of Harmsworth Drive.

HOUSE TYPE	HOUSE (Sq. Ft)
Bungalow	1,280
Split Level	1,400 on main levels
Bi-Level	800 on main level
Two-Storey	1,600

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TABLE NO. 2 BUILDING AREA STANDARDS BUILDING AREA II

Following minimum area standards apply all lots east of Rivergrove Dr excepting there-out, Lots 1 to 10 inclusive Block1 north side of Harmsworth Drive

HOUSE TYPE	RIVER LOTS HOUSE (Sq. Ft)	NON-RIVER LOTS HOUSE (Sq. Ft)
Bungalow	1,600	1,400
Split Level	1,800 on main levels	1,600 on main levels
Bi-Level	1,200 on main level	1,000 on main level
Two-Storey	2,400	2,000

- D) All house building plans shall be approved by the Developer and at the sole discretion of the Developer, prior to the Purchaser making application for a building permit to the City of Winnipeg.
- E) No residence shall exceed two storeys in height when viewed from the street. Roof slopes of not less than 5 in 12 are encouraged. See also item 3.3 A following.

3.2 EXTERIOR FINISHES (WALLS)

- A) Permitted exterior materials include clay brick, vertical or horizontal wood or masonite siding, stucco, stone, and combinations of the above. At least 50% the front façade of dwellings located east of Rivergrove Drive shall be faced with brick or stone.
- B) On residences using stucco exterior finish, skip trowel, light or medium dash finish, and float finishes are encouraged. Swirl patterns, Munich patterns, and other "unique" finishes are to be avoided. Built-up stucco moldings and trim details are encouraged.
- C) On residences using horizontal siding, all siding lengths should be cut to suit full required length, and closure moldings to join two pieces of horizontal siding are to be avoided. Trim boards are encouraged around all window frames and are required at all corner intersections. Siding lap shall not exceed 6 inches (150 mm).
- D) On residences utilizing clay brick veneers in combination with either stucco or siding, finish colours are to be chosen to avoid colour contrasts between materials. No jumbo brick or giant bricks are permitted.
- E) Applicants are encouraged to select windows/glazing solutions which are fixed, casement or awning design, or combinations or the above, and are further encouraged to include details such as fixed muntin bars and shutters. Horizontal aluminum or vinyl sliding windows are not permitted except in basements.

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- F) Exposed foundation walls are to be finished with cement/plaster parging or better.

3.3 ROOFS

- A) All roof structures are encouraged to utilize slopes of not less than 5:12. Acceptable roof finishes include cedar shingles, cedar shakes, pine shingles, pine shakes, concrete or slate tiles.

Asphalt shingles are permitted. Flat roofs are permitted only after specific review of overall design by the Developer and may not be approved.

- B) All exposed metal flashings, vents, stacks, etc., associated with roof finish must be painted or prefinished to match adjacent roof. Only minimal exposed galvanized metal will be permitted.
- C) Applicants are encouraged to submit designs which make use of dormer windows and attic window solutions where appropriate to detail large unbroken extents of roof.

3.4 SOFFITS AND FASCIAS

- A) Perforated/ventilated aluminum are permitted. Continuous 2 inch strip venting in soffits is preferred.
- B) Fascia boards and trim are to be of aluminum or wood construction, painted/stained to be consistent with exterior colour scheme. Vinyl fascias, trim or eaves are not permitted.

3.5 CHIMNEYS

- A) Permitted materials for exterior chimney construction include clay brick, siding, stucco or stone to match house materials. Stainless steel/metal chimneys are not permitted in front or visible side yards. Metal chimney accessories (rainhats, spark arrester screens, etc.) should be either painted or screened by approved chimney materials.
- B) The use of brick corbelling, built-up stucco moulding, and related trim is encouraged.
- C) Exposed metal-insulated chimneys are not permitted. Cantilevered chimney enclosures are to be framed to within approximately 4" from grade to avoid the appearance of a rectangular cantilever.

3.6 DRIVEWAYS AND GARAGES

- A) Permitted materials for driveway construction include interlocking pavers, concrete edging with asphalt driving surface, and cast-in-place concrete. Applicants are encouraged to develop driveway designs which utilize a border material as well as drive

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- surface material (two colours of interlocking pavers or paver border with concrete drive surface). Sidewalks should be either interlocking brick or concrete designed consistent with the driveway solution. No precast concrete slab paver sidewalks are permitted in front yards.
- B) Garages which extend forward from the principal building elevation should be designed to accommodate front access or side access. Garage elevations are to be developed with same/similar materials as the remainder of the principal elevation, and applicants are encouraged to locate windows and pedestrian doors in this elevation where appropriate.
 - C) Garage roofs are subject to the same guidelines as the residence roof.
 - D) Garage doors are to be painted or stained to be complementary to the exterior colour scheme. Garage doors should utilize sufficient panels and trims to avoid the appearance of solid sectional industrial overhead doors.
 - E) Hip roof conditions above garage doors are encouraged. Dimension between head of garage door and underside roof overhang/soffits should be set at (approximately) 12 inches, but should not exceed (approximately) 30 inches.
 - F) No carports are permitted.

3.7 EXTERIOR COLOURS

- A) All exterior materials and related colours are subject to review by the Developer and specific samples and colour chips may be requested and kept to confirm compliance with approved colour schemes on site.
- B) Preference will be given to colour schemes which are complementary in trim and detail colours against wall and veneer colours with relatively low contrast values. All colours are reviewed site by site.
- C) Colour schemes of exterior elevations must be submitted for approval. Applicants are encouraged to select colour ranges in lighter to middle ranges of grey tones and earth tones. High contrast colour schemes are discouraged.
- D) Previously approved neighbouring residences will be considered as an important factor in colour scheme approvals.

3.8 REPETITION OF PLANS AND ELEVATIONS

- A) The Developer will not approve the same package of house plans/exterior elevations/colour scheme within an (approximate) 6 lot radius on either side of the street unless, at the sole discretion of the Developer, specific siting circumstances warrant such repetition.

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3.9 MISCELLANEOUS RESTRICTIONS

- A) Satellite dishes, if erected on individual lots, if over 24" in diameter, must be sited completely within the rear portion of the lot and be screened from public view from streets and parks.
- B) Recreational vehicles, trailers, boats, and commercial vehicles cannot be stored in the front yard or driveway of any property between the building line and the curb.
- C) Free-standing garden/utility sheds, if constructed, must be located only in the rear of the lot and must be consistent with the exterior materials and colour schemes for the principal residence. Prefabricated metal/vinyl construction pre-packages are discouraged.
- D) Building yard setbacks will be as applied under the R1-4 Single Family Zoning District standards as designated by the City and applied to all lots.

3.10 FENCING

- A) Fences are permitted in accordance with the R1-4 Single Family Zoning District. No fencing shall exceed 6'6". Where a purchaser elects to construct a fence, it shall be in accordance with the type and specifications outlined below unless otherwise approved in writing by the Developer's Landscape Architects:

MATERIALS

Lumber

- a) Posts: 140 mm x 140 mm No. 1 Construction Grade Fir shall be vacuum pressure impregnated in accordance with CSA 080.1 to an average net retention of 6.4 kg/cubic meter Wolman Cedartone CSA preservation cubic feet of timber.
- b) Stringers, Boards, Caps and other Lumber: Shall be No. 1 Construction Grade Spruce which has been vacuum pressure impregnated in accordance with CSA 080.1 to an average net retention of 6.4 kg/cubic meter Wolman Cedartone CSA preservation cubic foot of timber.
- c) All lumber shall be straight, sound, and free of splits, warps, cracks, large knots and other defects.
- d) Exposed end cuts of timber shall be given two coats Wolman Cedartone End Cut Preservative prior to installation.

Fastenings

Fastenings shall be galvanized fasteners of suitable lengths, sizes, types and shapes to ensure structural stability of the finished product.

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Granular Backfill

Granular backfill around fence posts shall be 19 mm crushed limestone compacted in lifts of not more than 150 mm. Crushed limestone to be mounded at the base of post to ensure positive drainage away from post.

INSTALLATION

- a) Cut lumber square and accurately, and attach securely.
- b) Excavate sub-grade to depths and elevations as detailed.
- c) Ensure posts are set straight, plumb, and securely set in the compacted granular backfill.
- d) Touch up all cuts and bruises with specified end cut preservative.
- e) Backfill and finish grade around fence structure.

3.11 PLANT MATERIALS AND LANDSCAPE ARCHITECTURE

- A) A complete landscaping plan must be submitted for review/approval by the Developer. Landscaping solutions must include, at a minimum:
 - sod/plant/shrubbery solutions for front yard
 - sod in each side yard
 - sod solutions for rear yard
 - tree location information
- B) No wood decks/patios are permitted in front yards, but may be approved if covered by a roof and are an integral part of the design.
- C) All swimming pools, decks, patios, and related hard-surface landscape architecture must be located in the rear or side yard portion of each lot and must be screened from public view from street side.

3.12 DESIGN REVIEW PROCEDURES

In addition to the review/approval/permit process enforced by the City of Winnipeg, the applicant is required to comply with the RiverRidge Architectural Control Guidelines and to submit plans and exterior elevations along with an "Application for House Plan and Siting Approval". The Developer undertakes to complete the review of builder's application within 48 hours of submission, provided all required plans and elevations are submitted.

- A) The guidelines contained within this document shall in no way limit the legal liability of the applicant or his agent with respect to any act, statute, or bylaw.

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- B) The issuance of an approval, grade slip, or provision of other information by the Developer or their agents shall in no way limit the legal liability of the applicant or his agent in respect to any act statute, building code, or bylaw.
- C) In all cases approved houses shall take precedence over subsequent applications.
- D) It is a condition of these guidelines that each house receive formal house design and plot plan approval from the Developer. Grade slips will not be released until such approval has been granted.
- E) While not mandatory, it is strongly recommended that preliminary approval be obtained for the basic design of the house before detailed plans are prepared. It should be remembered that houses approved prior to an application being made may well dictate or limit the type of house to be developed on a particular lot. Applicants are advised to contact the Developer to determine the extent of any design restrictions which may be applied to their lot(s).
- F) No building permit shall be applied for before final approval and the release of the grade slip by the Developer.
- G) The approval submission shall consist of the following: two complete sets of house plans, elevations and sections, two plot plans, two completed application forms, and material samples (if required).
- H) The complete set of house plans, elevations and sections, shall be to a scale of 1/4 inch = 1 foot or 1:50 metric and shall be sufficient to show all elevations with proposed finishes, plans at all levels including the basement, and at least one section sufficient to illustrate the arrangement of levels within the house, and any unusual structural systems.
- I) Plot plans will be to a scale of 1 inch = 10 feet or 1:200 metric. They shall clearly indicate the basement outline; any projections should be shown by a dotted outline. The front and rear entry positions and their grades should be clearly indicated. The plot plan should clearly indicate the finished landscape grade at each corner of the building as well as those adjacent to any unusual indentations within an elevation. The plot plan should also indicate all pathways so that their relative locations may be ascertained.
- J) It shall be the applicant's obligation to provide samples of specified materials if so requested by the Developer.
- K) Approval submissions shall be delivered to the offices of Lombard North Group, 505 - 93 Lombard Avenue, Winnipeg, Manitoba. Submissions will be evaluated by the Project Planners within two (2) working days or less.
- L) Where a submission has not been approved within five working days of its receipt, it should be deemed to be refused unless consultations are taking place between the applicant and the representative of the Developer with regard to changes or modifications, etc.

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3.13 COMPLIANCE REFUND PROCEDURES

- A) The Developer may, from time to time, carry out on-site observations of construction to confirm compliance with the design guidelines and approved grades.
- B) Upon advice from the builder/applicant of the completion of the construction, a final inspection will be carried out by the Developer to confirm compliance. All seasonal work must be completed prior to this inspection.
- C) Following the receipt of the final inspection form, a calculation of refund will be made, or a list of deficiencies to be completed will be provided to the builder/applicant prior to release of compliance refund.

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