

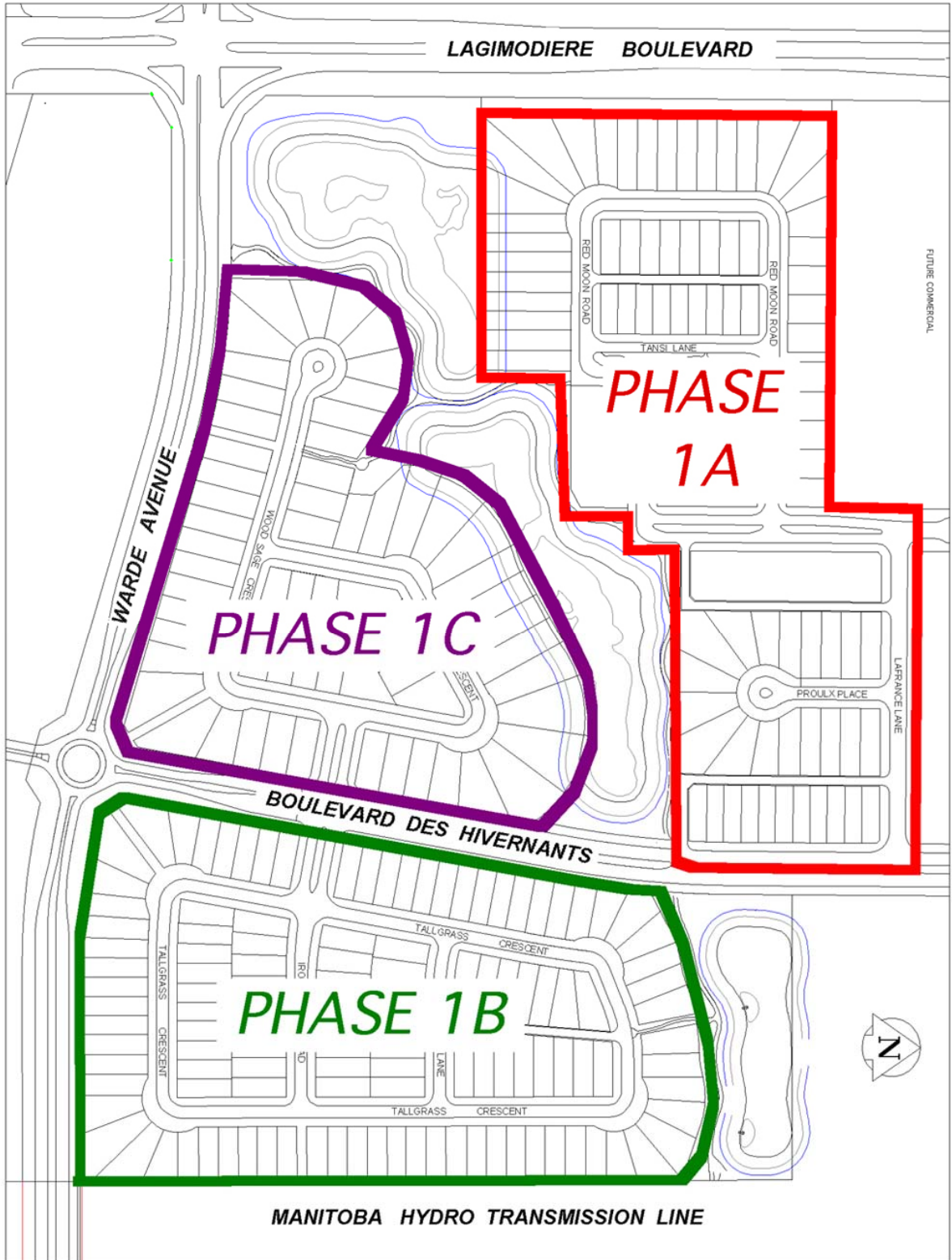


SAGE CREEK

ARCHITECTURAL GUIDELINES

Phase 1C – Wood Sage Crescent

16 February 2011 – Revision 6



House Type Features Summary:

PHASE 1C – Wood Sage Crescent (p.6)

	<i>Lot FF width less than 50ft wide</i>	<i>Lot FF 50ft wide and greater</i>
Min. Floor Area:		
- Bungalow	1,500 sq.ft	1,700 sq.ft
- Two-Storey	1,800 sq.ft	2,000 sq.ft
*Bi-Level or Bonus Room Homes not permitted		
Min. Front Yard Setback	20ft	20ft
Min. Sideyard Setback	4ft	4ft
Max. Sideyard Setback	6ft	6ft
Min. Rear Yard Setback:		
- Lots adjacent to Warde Ave.	25ft (7.62m) ¹	25ft (7.62m) ¹
- Lake Walkout lots (please see the <i>Lot Grade Procedure for Walkout Lower Level Lots</i> p.16-18)	80.2ft to any principal bldg. ² 60ft to any deck 50.2ft to any temp. structure	80.2ft. to any principal bldg. ² 60ft to any deck 50.2ft to any temp. structure
- Park Walkout lots	10ft (3.05m) to deck ³	10ft (3.05m) to deck ³
Min. Garage Size	Double front drive	Double front drive
Max. Garage Size	Double front drive	Three car garage
Min. Garage Sideyard	(same as house)	(same as house)
Max. Garage Sideyard	(same as house)	(same as house)
Recommended Deck width	75% of rear house width (for walkout lower level homes)	75% of rear house width (for walkout lower level homes)
Min. Deck requirements	18" x 18"posts	18" x 18"posts
Product Mix	4 houses to separate similar/ 6 houses to separate identical (p.7)	

¹ As per DAV 08-112301/B the minimum rear yard requirement of 52.49ft (16m) has been reduced to 25ft (7.62m) for Lots 8 – 12, Block 2 and Lots 1 – 11, Block 3, Plan 47015.

² As per DAV 07-164303/B the construction of single family dwellings and attached garages to permit rear yards of 80.2ft (24.44m), and the construction of decks to permit rear yards of 60ft (18.29m) has been approved for Lots 6 – 17, Block 1, Plan 47015.

³ As per DAV 08-103648/B the construction of decks to permit rear yards of 10ft (3.05m) instead of 25ft (7.62m) has been approved for Lots 2 – 7, Block 2, Plan 47015

SAGE CREEK GUIDELINES

1. Introduction
 - 1.1 Guidelines Objective
 - 1.2 Vision and Goals
2. General Design Guidelines
 - 2.1 Design Requirements
3. Wood Sage Requirements
 - 3.1 Minimum Floor Areas
 - 3.2 House Width
 - 3.3 Setbacks and Sideyards
 - 3.4 Siting
 - 3.5 Street Rhythm
 - 3.6 Product Mix
 - 3.7 House Type
 - 3.8 Open Rear Yard Lots
 - 3.9 Walkout Lower Level Lots
 - 3.10 Grading
 - 3.11 Special Requirements for lots Adjacent to Wetlands
 - 3.12 Visual Bulk and Massing
 - 3.13 Exterior Colours and Materials
 - 3.14 Signature Lots
 - 3.15 Front Porch
 - 3.16 Driveway, Driveway Approaches
 - 3.17 Front Garages
 - 3.18 Fireplace and Furnace Chimneys
4. Fencing
5. Landscape Design
 - 5.1 Plant Material
6. Restrictions During Construction
7. Plan Approval Process
 - 7.1 Preliminary Plan Approval
 - 7.2 Final Plan Approval

Sage Creek Lot Grading Procedure for Walkout Lower Level Lots

Schedule “A” Lot Grading Procedure

Guidelines Revisions

Qualico Communities Architectural Approval Form

1. INTRODUCTION

1.1 Guidelines Objective

The objective of architectural guidelines in Sage Creek is to achieve a well co-ordinated, attractive community and to ensure the appropriate standards of design and materials throughout the community including all aspects of site development, landscaping, fencing and finishes.

The Developer or its Design Consultant will verify satisfactory compliance to these guidelines and has the authority to reject unsatisfactory housing proposals or recommend changes required to meet the intent of the architectural guidelines.

1.2 Vision and Goals

Sage Creek will embody the juxtaposition of prairie meadow against manicured streetscape creating a unique Winnipeg suburban community, “where neighbours have the opportunity to meet other residents at the local stores, while walking along the many pathways and trails located along naturalized wetlands, or simply converging at the many public places including schools, recreational facilities and civic facilities.”⁴

- Strong Identity – to create a viable and cohesive community with a distinct identity.
- Neighbourhood Focus – to encourage a sense of neighbourhood and provide a focal point for transit access and social interaction.
- Housing Diversity – to accommodate a diversity of housing types - ranging from apartments and townhouses, to distinctively fashioned single residences - to meet the needs of varying income groups and lifestyles, thus providing the opportunity for residents to remain within the community as their lifestyle choices change.
- Naturalized Parkland – comprised of an extensive trail system that connects the various neighbourhoods, at the heart of which are four naturalized parkland/wetland ribbons extending to the four corners of the overall Sage Creek community.

⁴ South St. Boniface Area Structure Plan By-law No. 158/2005

2. GENERAL DESIGN GUIDELINES

2.1 Design Requirements

Guidelines pertaining to each phase of Sage Creek will outline in more detail the specific development requirements for streets within that phase. However, there are several details that require special attention with regard to the entire Sage Creek development:

- 2.1.1 Builders are encouraged to bring new, innovative ideas to the table to consistently deliver ongoing diversity in the community.
- 2.1.2 The placement of the dwelling on the lot to ensure proper utilization of the land and compatibility with surrounding units.
- 2.1.3 Co-ordination of adjacent homes to avoid sharp contrasts between style, siting or size which would adversely affect any unit.
- 2.1.4 An effective variation of product to provide harmony and interest to the streetscape.
- 2.1.5 Compatibility of lot grading and drainage requirements within the lot and in relationship to adjacent land. Details of how this can be achieved are given in greater detail in the following sections.
- 2.1.6 It is the responsibility of all builders to comply with all statutory regulations, City By-laws, Restrictive Covenants and other legal obligations that may be appropriate to the construction of houses on these lands.

3. WOOD SAGE REQUIREMENTS

The Wood Sage Crescent area features a variety of larger lot sizes and Feature lots overlooking the park and wetland areas. A significant level of detail and consideration of materials, massing, and house siting will be expected for all Wood Sage Crescent homes. Existing house designs adapted to ‘fit’ one of the Wood Sage lots will not be accepted.

The wider lots (52ft, 54ft and larger) have been designated specifically as ‘Custom Home Builder Lots’. **Only custom home designs will be accepted for the following lots:**

Custom Home Locations: Lots 4 – 17/19 – 21, Block 1, Plan 47015
 Lots 5 – 6, Block 2, Plan 47015
 Lots 1 – 4, Block 4, Plan 47015
 Lots 6 – 10, Block 5, Plan 47015

Only approved house designs may be marketed for the Wood Sage Area.

3.1 Minimum Floor Areas:

For Lots under 50ft wide:	Bungalow	1,500 sq.ft
	Two-Storey	1,800 sq.ft
For Lots 50ft and wider:	Bungalow	1,700 sq.ft
	Two-Storey	2,000 sq.ft

Bi-level or Bonus Room homes will not be permitted in Wood Sage.

3.2 House Width

House designs are expected to take advantage of the wider lot widths by providing for wider entrances and more details on the front façade, rather than widening the garage to meet the sideyard requirements.

Builders will be discouraged from merely shifting the garage over to meet the minimum side yard requirements and thus giving the appearance of a wider house from the front, when from the rear elevation the house looks very narrow.

3.3 Setbacks and Sideyards

Front Yard: minimum setback - twenty (20) ft*
 minimum sideyard setback - four (4) ft
 maximum sideyard setback - six (6) ft

* unless otherwise permitted under the City of Winnipeg zoning regulations.

Beyond promoting a variety of front yard setbacks to give the street interest, the setback for upper storey bulk is also critical. Upper floor areas located above a garage which extends beyond the front exterior wall of the main floor shall be set back at least half the depth of the extended portion of the garage. For house models in which the garage extends more than ten (10) feet beyond the front entry, all second storey floor areas located above the garage shall not comprise more than 30% of the second storey floor area.

The Developer reserves the right to adjust the front setback in order to maintain the best possible location relative to immediately neighbouring houses on a case-by-case basis. Visually larger homes may be set back proportionally more than smaller, lower homes. It will be important however that the rear elevations of homes be coordinated along the wetland to avoid grading problems due to the walkout lower level homes.

Houses should be staked out by a qualified surveyor prior to construction. Variances will not be granted by the Developer due to incorrect positioning of the foundation.

3.4 Siting

Houses should be sited in such a way that the view from the front windows and entrances is not unreasonably obscured by a neighbouring house.

Side entry/recessed garages are encouraged provided that the driveway approach is located as shown on the Wood Sage Marketing Plan. *Please ensure that potential homeowners are aware of the possibility of unpaired garages on Wood Sage Crescent.*

3.5 Street Rhythm

The overall rhythm and harmony of the streetscape will be determined by the mix of house types along the streetscape. In order to develop an interesting streetscape, a variety of shapes, styles and materials will be encouraged. Historical precedents for housing could be considered. Their details, roof lines and materials would then be respected in the modern interpretation. Rooflines shall be examined collectively during the approval process to guard against conspicuous patterns.

3.6 Product Mix

In order to avoid repetitive use of similar house type, style, roof/elevation, colours or design treatment there shall be a separation of similar house type, colour and style.

Minimum of Four (4) houses shall separate similar house elevation, colour, and style; a minimum of Six (6) houses shall separate identical house models. This also applies to houses across the street or at opposite corners.

Exterior design variation is encouraged to prevent repetitive or monotonous streetscapes. Houses of similar appearance by the same builder, and adjacent product by other builders will be limited in their placement along the street.

3.7 House Type

Builders are strongly encouraged to be creative and innovative in not only the shape and massing of the houses to be built on Wood Sage Crescent, but also the way in which people approach their homes. This will include large front entrances open to the street (minimum 72 inches for lots wider than 50ft; 60 inches for lots 50ft and under), the opportunity for side entry/recessed garages, porches/verandas, and other welcoming gestures for the homeowners and their guests.

Builders are encouraged to take into consideration the shape and location of their lot in the design of their homes, rather than strictly meeting the minimum square footage requirements.

3.8 Open Rear Yard Lots

The rear elevation becomes just as significant as the front in most areas of Wood Sage. Houses backing onto the wetland, public reserve, and Boulevard des Hivernants will require enhanced detailing on the rear elevation and any other portions of the house that are completely visible from these public areas. Typically this would include elevational themes and cladding materials that echo the design of the front elevation.

3.9 Walkout Lower Level Lots

A substantial rear deck and/or balcony will be required on all walkout lower level lots. Deck/balcony width should be minimum 75% of the rear house width. Supports to rear decks must be a minimum finished size of 18 inches x 18 inches and finished in material complementary to the style of the home. These columns must also incorporate decorative detail. Design for spindles and handrails must reflect the design of the rest of the rear elevation.

All exterior work on walkout lower level homes (including all windows) must be completed with the initial construction of the house.

3.10 Grading

All grading operations shall be designed to drain all surface water in conformity with the municipally approved grading plan either to the rear lot line or to the street within the lot boundaries.

Builders must thoroughly review the grading plan for their own and adjacent lots in order to achieve appropriate drainage patterns and avoid the use of retaining structures. Should retaining structures be required, the cost must be borne by the first builder affecting grades adjacent to the property line in such a way as to necessitate a retaining wall. All retaining wall structures must be approved by the Developer.

Grading for walkout lower level houses must be undertaken very carefully and is outlined in detail in the *Sage Creek Lot Grading Procedure for Walkout Lower Level Lots* at the end of this document. The grading plan provides for approximately 2.50 meters from the high ground at the side of the house at the split to the ground elevation at the rear of the house. It is recommended that homes on the wetland/park be constructed on piles. Purchasers are to follow the detailed instructions given in the attached *Lot Grade Procedure*.

3.11 Special Requirements for lots Adjacent to Wetlands

The incorporation of native plant material along the edge of the wetland filters the water that flows into the wetland, and eventually into our lakes. In addition to improving water quality, wetlands can provide flood control, enhance wildlife habitat, and provide educational and recreational opportunities. Naturalized landscaping provides many benefits to homeowners, including reduced maintenance, reduced reliance on herbicides and pesticides, and a more natural environment for all.

The Developer will install native plant materials within the rear 42ft (12.8 m) of each lot adjacent to the wetland (indicated as a *12.8m Vegetation Easement* on the marketing plan). Homeowners are required to ensure that the native plant materials installed within this area are maintained at all times, and agree that they will NOT:

- (a) Apply any fertilizer of any type to the soil, ground, ground cover, trees, shrubbery, underbrush or any type of plant life;
- (b) Trim, cut or remove any silt fencing, ground cover, trees, shrubs, underbrush or any species of plant life within the Easement Area, except as required for regular weed control and thatch removal in accordance with maintenance programs adopted by the City of Winnipeg.
- (c) Place any yard weeds or composting material, including but not limited to grass clippings, within the easement area;
- (d) Store any materials within the easement area;
- (e) Construct or place any building, work or other improvements within the easement area;
- (f) Do anything that will modify the shoreline or water depths of the easement area;
- (g) Excavate, drill or cause any damage or injury to the easement area.

In order to provide access to the shoreline, homeowners may create a path having an average width of no more than 8' through the easement area to access the wetland. The path must be created by mechanical means only and not by the use of herbicides.

The Developer will install silt fencing or other means of erosion control that must be maintained by the homeowner until the native grass plantings have been established.

Zoning requirements of the City of Winnipeg for lots adjacent to the wetland require the following additional special rear yard setbacks:

- (a) minimum 80.2 feet to any principal building.*
- (b) minimum 60 feet to any deck.
- (c) minimum 50.2 feet to any temporary structure or swimming pool not enclosed within a building.

* As per DAV 07-164303/B the construction of single family dwellings and attached garages to permit rear yards of 80.2ft (24.44 metres), and the construction of decks to permit rear yards of 60ft (18.29 metres) has been approved for Lots 6 to 17, Block 1, DASSF 584/06 (Plan 47015).

3.12 Visual Bulk and Massing

The architectural relationships of mass, form and detail in terms of proportion, rhythm, harmony and balance will be assessed under these guidelines.

Windows, doors and elevation features should reflect and complement the proportions of the walls and overall façade in which they occur.

A wider dimension fascia may be required based on the style of the home.

The distance between the top of the garage door opening and the underside of the garage roof horizontal fascia shall be no greater than 30 inches. Exceptions may be considered by the Developer during the approval process.

Large expanses of wall on the principal elevation that do not have ornament, openings, or architectural features are not permitted.

Large gable ends facing onto the street are to be treated with a vent or some other design detail to avoid unfinished “blank” looking elevations. Builders are encouraged to incorporate details of the front elevation onto other elevations of the home which have little or no windows or elevational relief so as to, once again, avoid large unfinished blank looking facades.

Where a portion of the second storey of the home is built over top of the garage, there shall be a break in the wall by both a significant change in vertical plane and roofing to avoid a large tall, monolithic mass, especially on the entry side of the garage.

Ridge lines on gable roofs on one-storey residences will be parallel to the direction of the street. These roofs should also be steeply-pitched. Variety of roof forms and detail in all residences is encouraged.

Architectural embellishment, such as cantilevered bay windows, deepened eaves with roof brackets or attic dormers are required. Other special features, such as quoining, dentils, frieze-boards, window shutters, and glazing details are encouraged. All metal flues on the proposed house must be enclosed in a chase.

Large amounts of parging are discouraged.

3.13 Exterior Colours and Materials

Colours will be approved giving consideration to colours of adjacent homes. Variety between adjacent homes and rich contrast incorporated within the colour/texture palette of each home will be required.

The use of brick, ornamental or natural stone, and other durable, low maintenance traditional and non-traditional materials is encouraged. Conventional applications of such cladding materials as brick, board, and shingle should be used beyond mere accent, and selected with colour contrast in mind.

Vinyl siding will be acceptable on the second storey of homes only. The use of wood or alternative siding materials is required.

The overall look and scale of the front façade of stucco homes must be well proportioned and balanced. The home must incorporate a high level of detail on the windows, trim, vents and fascia, as well as non-stucco features such as shutters, non-stucco trim details, and stone/masonry work. The colour and finish technique of any stucco detailing also requires consideration:

A. The body of the house and any stucco detailing shall be uniform in colour.

- B. Smooth and sharp stucco work is a necessary accompaniment to properly feature items such as stonework, brick, entrance detailing and shutters. The body of the house and any stucco detailing should utilize different finishing techniques.

Consistency of style and material use is strongly encouraged. Traditional materials should be detailed and appear in their traditional use as is consistent with the style of residence, e.g. brick arches over openings are to appear to be supported by a similar brick or stone wall construction.

Required roof materials will be cedar shingles or shakes, concrete tile, slate tile, and any asphalt or fibreglass shingle products that provide a high level of value to the home in terms of durability and style. Any asphalt or fibreglass shingle products selected must:

- Complement the style of the house, level of detail, and quality of materials expected on all Wood Sage homes;
- Be equal to or better than those marketed under the brand names IKO Cambridge, BP Harmony, GAF Timberline and Prestige.
- Custom home lots will be expected to select high quality roofing materials such as BP Eclipse, GAF Grand Sequoia and Grand Slate.

Other shingle brands may be considered provided the builder can reasonably show their added value to the homeowner and streetscape. Samples and/or detailed photos of an existing house will be required for any alternate roofing materials to be submitted for review.

All exposed metal flashings, vents, stacks, etc. associated with the roof finish must be painted to match the roof. Only minimal galvanized metal will be permitted.

Colour schemes that contribute variety and a system of rich contrast in the neighbourhood are required. Monochromatic colour schemes are strongly discouraged, e.g. ‘all grey’, ‘all white’, ‘all beige’.

Where the return of exterior cladding materials is used on a principal elevation the material should be returned to either create a ‘corner column’ detail or extend along the full length of the entry side of the garage wall. A minimum material return of two (2) feet or to a point where it can be logically terminated according to the design of the home will be expected. The entry side of the garage will be considered part of the front elevation.

3.14 Signature Lots

Signature Lots are lots that have a major impact on the entrance to a street (such as corner lots), a significant viewpoint on a street, or lots with houses that have side and/or rear elevations exposed to public spaces. These lots require enhanced design on these highly visible elevations. Attention must be paid to materials and details on these secondary elevations to ensure a high level of architectural interest and quality from every viewpoint throughout the neighbourhood.

Prominent rear and side elevations must echo elements from the front elevation – the home must be designed as a well-considered whole. Deck placement, window patterns, wall and roof forms, railings and trims must be considered.

Lots that back onto a public thoroughfare or present rear yard exposure due to a rear yard open fence design require enhanced design consideration. The rear elevation of these houses should include elevational themes and cladding materials that echo the design of the front elevations.

Rear elevations for lots adjacent to parks and wetlands must be given detailed attention and incorporate details that reflect the visibility of the elevations, such as the inclusion of decks, balconies, etc.

3.15 Front Porch

Any front porch should be incorporated into the design and main body of each dwelling unit. It should not be regarded as a later addition, with little significance, but be integral to the overall design of the unit. The area of the porch should be large enough to accommodate some form of outdoor activity, from sitting back, relaxing, to housing a myriad of terra cotta pots overflowing with flowers.

3.16 Driveway, Driveway Approaches

Driveway and driveway approach construction shall be completed within one year of the construction of the house. Driveway, driveway approach finishes shall be poured concrete or interlocking stones. Deposits will be held until satisfactory completion and inspection.

3.17 Front Garages

Builders are requested to address the continuity of building mix in the integration of garages within the streetscape.

Attached garages should complement the house elevation and the overall street massing. Garage rooflines should be consistent with the elevation treatment of the development and blend into the massing of the home.

Garage doors shall be minimum sixteen (16) feet wide, and typically are to be painted, wooden or metal raised panel doors. Painted garage doors are encouraged to provide variety to the streetscape.

3.18 Fireplace and Furnace Chimneys

Fireplace and furnace chimneys must be enclosed in a chase anywhere on the roof of the house. Chimney chases must be finished in the same material as the rest of the house and the metal flue must not project any more than six (6) inches above the chase. This requirement applies for all fireplace, furnace and chimney flues.

4. **FENCING**

All fencing within the subdivision will be co-ordinated with respect to design, materials and finishes. Please refer to the respective marketing plans for specific fence location, type and size.

As per the Marketing Plan(s):

- *Solid Fence Design* refers to solid wood fencing of uniform height to be installed by the Developer along the rear property line and/or sideyard. For rear detached garage homes the fence shall be installed from the sideyards to the garage approach only.

- *Open Fence Design* refers to black, powder-coated wrought iron style fencing of uniform height (typically with a gate and eight (8) ft section return unless otherwise specified).
- *Open Fence with Retaining Wall* refers to black, powder-coated wrought iron style fencing of uniform height with a gate (along a rear property line), or with an opening (along a front property line) located at the finished height of a retaining wall to run the full length of the property line. One set of pre-cast concrete slab steps will be located at each gate or fence opening location.

For all lots adjacent to the wetland, all fencing including side yard fencing to be constructed within 42 feet of the rear property line must be maximum 5ft high, and of an open fence design.

Homeowners will be required to maintain the fence as installed by the Developer. For any Open Fence Design or Chain-link Fence Design, homeowners will not place any visual screening or out-building within three metres along any fence installed by the Developer, other than vines, shrubs, trees or other similar natural horticultural elements. This would include specifically any attachments to a chain-link fence, especially chain-link privacy slats of any kind.

5. LANDSCAPE DESIGN

The implementation of appropriate landscape design within the residential area should reinforce the following objectives:

- Provide an appropriate transition in scale of landscape material from house to street
- Provide shade and comfort
- Provide a psychological link to nature
- Balance, highlight and complement architectural design
- Provide privacy, colour, texture and life
- Provide an acoustical buffer and soften the building relationship to one another.
- Complement the adjacent naturalized parkland areas and trail system.

5.1 Plant Material

Extensive tree and shrub planting, alongside native grasses is encouraged throughout the development to create a naturalized park-like setting.

- Minimum landscape requirements will include front yard sod, together with plantings within the front yard.
- Homeowners shall maintain any boulevard trees adjacent to their property.
- All swimming pools, decks, patios (where applicable) must be located in the rear or side yard portion of each lot.
- A vegetation easement will be planted with native grasses along the entire rear property line of the walkout lower level lots in the Wood Sage Area. Please see section *3.11 Special Requirements for lots adjacent to Wetlands*.

6. RESTRICTIONS DURING CONSTRUCTION

6.1 Appearance during Construction

All building sites are to be kept safe and orderly during construction. All garbage is to be stored out of sight or disposed of in garbage dumpsters or other acceptable enclosures. No garbage/trash burning is permitted at any time.

6.2 Signage

The builder/owner must obtain the Developer's full written approval and permission prior to installing any signs on or about the property for directional or promotional purposes.

7. PLAN APPROVAL PROCESS

7.1 Preliminary Plan Approval

A preliminary review will be done by the Developer or their Design Consultant for siting, planning and exterior treatments upon request. If builders are developing new plans they are urged to consult with the Developer or their Design Consultant at the earliest conceptual stages.

The Developer reserves the right to refuse any plan which lacks attention to the design guidelines stated herein. The Design Consultant's decision on any approval matters will be final.

The Developer reserves the right to accept non-conforming plans where, in its discretion, the intent of the guidelines has been achieved and it will not detract from the quality within the development.

7.1.2 Additional Requirements for Walkout Lower Level Lots

Please see the *Sage Creek Lot Grade Procedure for Walkout Lower Level Lots* and the *Schedule "A" Lot Grade Procedure* at the end of this document for submission requirements for walkout lower level lots.

7.2 Final Plan Approval

7.2.1 Submit:

- (a) one (1) electronic copy of the site plan, house type drawings (i.e. plans, sections, all elevations), and a completed application form indicating all colours and materials;

Qualico Communities
1 Dr. David Friesen Drive
Winnipeg, Manitoba R3X 0G8
Fax: (204) 233-2965

A copy of the Sage Creek Approval Form is attached.

- 7.2.3 All site plans shall be to a scale of 1:200 and shall show house location, house outline with dimensions, grading information and shall be identified with civic and legal addresses.
- 7.2.4 Upon satisfactory approval, the architectural approval form will be signed by the Developer or designated Architectural Guidelines Consultant. Architectural approval must be obtained prior to City permit applications. If the City of Winnipeg requires a change in house sitting, re-orientation of house or any other changes in siting, the plans must be resubmitted for approval.

SAGE CREEK

Lot Grading Procedure For Walkout Lower Level Lots

Effective January 1, 2011

In addition to the Lot Grading Procedure for the area attached hereto as Schedule “A”, the following additional requirements will apply for walkout lower level lots:

- 1) Upon architectural review submission and prior to applying for a building permit, the Builder must submit one (1) copy of each of the following:
 - a.) Site/plot plan showing the following:
 - i.) Building setbacks;
 - ii.) Garage floor elevation;
 - iii.) Main floor elevation;
 - vi.) Basement floor elevation;
 - v.) Top of pile elevation.
 - vi.) Lot elevations provided by the City
 - b.) House elevation drawings, including accurate cross-sections showing elevations.
 - c.) AutoCAD drawing of the lot detailing the footprint of the house (site plan).
 - d.) Type of basement floor installation (i.e. structural or slab on grade).
 - e.) Any further information requested by Genivar and/or the Developer.
 - f.) The above information must be submitted to each of the following for review ***PRIOR TO APPLICATION FOR PERMIT TO THE CITY:***

TO: Genivar Ltd.

10 Prairie Way
Winnipeg, Manitoba
Fax: (204) 474-2864

CC: Qualico Communities

1 Dr. David Friesen Drive
Winnipeg, Manitoba
Fax: (204) 233-2965

- 2) Genivar will then provide a recommended basement floor elevation based on the specific rear yard setback provided by the Builder. The acceptable tolerance will be +/- 50mm.
- 3) The Builder must then send by fax or e-mail, to Genivar with a copy to Qualico Communities confirmation of either:

- a) acceptance of the recommended basement floor elevation; OR
- b) reason for requiring a basement floor elevation different than the recommended basement floor elevation provided by Genivar.

Note: The proposed elevation cannot be lower than the minimum basement floor elevation detailed on the official lot grade plan

- 4) Genivar will then provide the Builder with written confirmation of the basement floor elevation to be used, and provide a copy to Qualico Communities.
- 5) Genivar provides the final landscape grade at house as part of the Lot Grade Procedure for the area. As an additional check for accuracy, the Builder can request Genivar provide pile elevations prior to placing piles, once the walkout excavation is complete. The Builder must request this service 48 hours prior to placing the piles and there will be an additional cost of \$150 for the site visit by Genivar.
- 6) Within 48 hours of the piles being placed, and before any formwork is commenced, the Builder **must** request an inspection by Genivar to confirm the pile elevations. Genivar will approve or fail the pile elevations (tolerance still +/- 50mm) by fax or e-mail to the Builder and Qualico Communities. Genivar and Qualico Communities will make recommendations to the Builder if the pile elevations fail.
- 7) If pile elevations fail – **CONSTRUCTION MUST STOP IMMEDIATELY**. Construction may not continue until the Builder receives written approval by Genivar and Qualico Communities of any remedial actions taken to rectify the problem.
- 8) The current **additional** fee for this lot grade procedure for walkout lower level lots will be \$250.00 per lot plus GST. ***This will be included on the lot discharge statement to be collected with lot payout.*** Any additional site visits required to replace damaged stakes or resolve lot grading not in conformance with the lot grading plan, will be charged at the consultant's standard rates and ***will be charged to the builder quarterly.***

Schedule “A”

SAGE CREEK

Lot Grading Procedure

Effective January 1, 2011

1. Builder to fax permit and site plan to the following engineering consultant for Sage Creek:

Genivar Ltd. Office:

Fax: (204) 474-2864

2. The Developer’s consultant will provide the following:
 - (a) Set “high ground at house” elevation on appropriate stake or marker on the lot. The elevation will be referenced to the nearest permanent benchmark (eg. Hydrant or adjacent gutter).
 - (b) Upon completion of rough grading of the lot and the builder’s request, the consultant will provide grade elevations as required for the final grading of the lot.
 - (c) Upon completion of final grading and a request from the builder, the consultant will check lot grades to ensure conformance with the lot grading plan. If satisfactory, a signed certificate for verification will be provided for submission to the City to release the lot grading security deposit.
3. The current fee for three site visits as detailed above including all time and expenses is \$350.00 per lot plus GST. ***This will be included on the lot discharge statement to be collected with lot payout.*** Any additional site visits required to replace damaged stakes or resolve lot grading not in conformance with the lot grading plan, will be charged at the consultant’s standard rates and ***will be charged to the builder quarterly.***

Note: The Developer’s consultant requires a minimum of two (2) working days notice by the builder to provide building grades and lot grades. The Developer will not be responsible for any costs incurred due to delays by the Consultant. Engineers may require builder to sign a waiver prior to service.

GUIDELINES REVISIONS

<u>Revision #</u>	<u>dd/MM/yyyy</u>	<u>Details</u>
1.1	23 June 2008	Addition of the <i>Sage Creek Lot Grading Procedure for Walkout Lower Level Lots</i> and the <i>Schedule “A” Lot Grading Procedure</i>
	26 June 2008	Revision of the following to section 3.13 <i>Exterior Colours and Materials</i> : Required roof materials will be cedar shingles or shakes, concrete tile, slate tile, and any asphalt or fibreglass shingle products that provide a high level of value to the home in terms of durability and style. Any asphalt or fibreglass shingle products selected must: <ul style="list-style-type: none"> • Complement the style of the house, level of detail, and quality of materials expected on all Wood Sage homes; • Be equal to or better than those marketed under the brand names IKO Cambridge, BP Harmony, GAF Timberline and Prestige. • Custom home lots will be expected to select high quality roofing materials such as IKO Renaissance, BP Eclipse, GAF Grand Sequoia and Grand Slate. Other shingle brands may be considered provided the builder can reasonably show their added value to the homeowner and streetscape. Samples, and/or detailed photos of an existing house will be required for any alternate roofing materials to be submitted for review. All exposed metal flashings, vents, stacks, etc. associated with the roof finish must be painted to match the roof. Only minimal galvanized metal will be permitted.
2.1	07 Nov. 2008	Addition of the following to section 4. <i>Fencing</i> : For all lots adjacent to the wetland, all fencing including side yard fencing to be constructed within 42 feet of the rear property line must be maximum 5ft high, and of an open fence design.
	07 Nov. 2008	The description “ <i>Chain-link Fence Design</i> ” has been removed from section 4. <i>Fencing</i> as this fence type is not present on the Phase 1C – Wood Sage marketing plan.
3.1	14 Nov. 2008	Addition of the following to section 3.13 <i>Exterior Colours and Materials</i> : Vinyl siding will be acceptable on the second storey of homes only. The use of wood or alternative siding materials is required.
4.1	21 Jan. 2009	Addition of the following lots to section 3. <i>Wood Sage Requirements</i> : Custom Home Locations: Lots 1 – 4, Block 4, Plan 47015

	21 Jan. 2009	Removal of the discontinued 'IKO Renaissance' shingle from the custom home lots roofing material examples in section 3.13 <i>Exterior Colours and Materials</i> (p.11).
	21 Jan. 2009	The <i>Lot Grading Procedure for Walkout Lower Level Lots</i> and Schedule "A" <i>Lot Grading Procedure</i> have been updated for 2009.
5.1	14 Oct. 2009	The Lot Grade Procedure contact information for Genivar and Qualico Communities has been updated.
6.1	17 Feb. 2011	The <i>Lot Grading Procedure for Walkout Lower Level Lots</i> and Schedule "A" <i>Lot Grading Procedure</i> have been updated for 2011.

QUALICO COMMUNITIES

1 DR. DAVID FRIESEN DRIVE
 WINNIPEG, MANITOBA R3X 0G8
 PHONE: (204) 233-2451 FAX: (204) 233-2965

APPROVAL FORM

DATE: _____

BUILDER _____
CONTACT _____
ADDRESS _____
TELEPHONE _____
FAX _____

SUBDIVISION _____
LOT _____
BLOCK _____
PLAN _____
CIVIC ADDRESS _____

ATTACHMENTS:

Site Plan (showing all house and lot dimensions) House Elevations (Front, Side & Rear Elevations Required)
 Fence Acknowledgment by Homeowner Garage Elevations (for Detached garages only)
(as shown on Fence Design & Layout)

HOUSE TYPE:

Bungalow Split Level Bi-Level 1 1-2 Storey 2 Storey 2 Storey Split Show Home Other

Builder Model No. _____ Garage Dimensions _____
 Total Square Footage *(above ground excluding garage and basement area)* _____ Garage Placement *(as per Marketing Plan)* _____
 Corner Lot Requirements Complied With _____ Driveway Required Full Approach _____

Note: House design must comply with all Architectural Guidelines for the subdivision.

SITING:

Buildable Lot Width: _____ Required House Width: _____ Actual House Width: _____
 Front Setback: _____ Left Side Yard: _____ Right Side Yard: _____

ARCHITECTURAL APPROVAL:

COLOURS AND MATERIALS:

Submitted by:

Date:

	Material	Manufacturer	Colour
Predominant Material	_____	_____	_____
Secondary Material	_____	_____	_____
Masonry	_____	_____	_____
Trim	_____	_____	_____
Window Units	_____	_____	_____
Other:	_____	_____	_____
Gutters & Downspouts	_____	_____	_____
Fascia	_____	_____	_____
Soffit	_____	_____	_____
Front Door	_____	_____	_____
Garage Doors	_____	_____	_____
Roof	_____	_____	_____
Stucco Finish Type	body: _____	buildouts: _____	_____

Note: Architectural Approval will not be granted unless complete material and colours selections provided

COLOURS AND MATERIALS APPROVAL: