

Wentworth

— *at* —

The Willows

**Design Guidelines
(Architectural Standards)**

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INTRODUCTION

The Willows is a high quality urban community located within the boundaries of the City of Saskatoon. The 500-acre site will consist of two integrated components – the residential community and the nationally ranked championship golf course – Saskatoon's first residential golf course community. The unique Willows master plan carefully integrates a variety of housing types in small clusters with the golf course and open space to ensure the maximum privacy, safety and amenity for all homeowners. Golf course views are available throughout the development for all to enjoy. All aspects of the community's development from the comprehensive master planning to the detail and quality assurance for home construction are addressed through innovative design guidelines.

OBJECTIVES

Design Guidelines will add visual appeal and help to maximize the investment market potential of The Willows community by ensuring:

- Design consistency throughout the community
- Visually appealing streetscapes
- Enhanced home elevations at high visibility locations

The developer's vision in The Willows is the creation of a spectacular golf course community achieved by developing a superior living environment.

ARCHITECTURAL THEME

To take advantage of this unique golf course setting, steep roof pitches, articulated facades, special high visibility treatment and a feeling of permanence achieved with stucco and masonry will characterize homes in The Willows.

While it is not the intent to prescribe particular architectural styles of homes the design elements common on all individual properties will give an expression of unity to the community as a whole. At the same time, flexibility is permitted for creativity and tastes in individual homes.

THE WENTWORTH AREA

The Wentworth area is developed as a single-family residential cell and will operate as a single-family bare land condominium. This means that the roads and sewers are all installed in private right-of ways. As it is a private right-of-way, all underground services and pavement etc. will be maintained by the condominium corporation. However, unlike most condominium corporations, the maintenance items will only extend to the common areas of the project. Each individual lot/homeowner will be responsible for maintenance of their lot and home.

The information contained in this document is intended as a guide for the Wentworth area. Variations may be approved if deemed appropriate and the interpretation of these guidelines shall be at the sole discretion of the developer.

SITE PLANNING GUIDELINES

SITING AND SETBACKS

The siting of each home shall take into consideration the lot characteristics, orientation and the relationship to neighbouring homes. Overview and overshadowing neighbouring houses and yards must be avoided.

Minimum setbacks for the principal building area are:

Front:	9.0 metres	30 feet
Side:	1.5 metres	5 feet
Rear:	7.5 metres	25 feet

To create an interesting streetscape and maximizing privacy, setback requirements for all lots has been established. During the design approval process changes to specific setback requirements on an individual basis may be necessary.

BUILDING HEIGHT AND MASSING

The maximum building height is 11.0 metres measured from the grade level to the mean height level between eaves and ridge of the roof. Compatibility of the height, massing and siting for each home will be considered as it relates to the neighbouring homes.

LOT GRADING

Lot grading must conform with the approved grading plans and is to follow the natural slope of the land. Grade variations should be absorbed within the building mass as much as possible to minimize steep slopes and contrast between lots. Similarly, decks and patios should be stepped to correspond to natural grades.

Front entry steps shall have a maximum three risers. Concrete foundation walls are to be parged a maximum of 2 ft. on all elevations of the home.

Where retaining walls are required they will be limited to an exposed height of 1.2 metres (4 feet) and are the responsibility of the homeowner.

SUMP PUMPS

Weeping tiles cannot be connected to the sanitary sewer. Weeping tiles must drain to a sump pump and the flows will then be discharged to the surface. This configuration should comply with the Municipal standards.

FENCING

The developer will provide a standard wrought iron fence along the property line in certain locations. Where the developer has installed wrought iron fencing along the rear property line backing onto golf course or open space areas the homeowner shall install a wrought iron fence of the same design a minimum distance of 6.0 m. down the returned individual side property line. Fencing provided by the developer is to be maintained by the homeowner and alterations of any kind will not be permitted.

LANDSCAPING

Landscaping on each lot must be complete within the first growing season of the homeowner taking possession of the home. The minimum standard shall consist of topsoiling, grading, sodding or seeding, one tree (deciduous minimum 2-1/2" caliper, coniferous minimum 6' height) and underground sprinkler system.

SIGNAGE

Builder informational, directional and showhome signage shall be consistent in design, color and quality and must receive prior approval by the developer. Subtrade and supplier signage will not be permitted to be displayed on the lot or exterior of the house.

ARCHITECTURAL DESIGN GUIDELINES

HOUSE SIZES AND TYPES

Two Storey Homes: A minimum finished living area of at least 2,000 sq. ft. excluding garage is required. Finished main floor living area shall be at least 1,400 sq. ft. The square footage of the second floor should not exceed seventy five percent of the building footprint excluding the garage and bonus room over the garage. Houses incorporating a bonus room above the garage must be designed to absorb and minimize the mass of the second floor.

Bungalows: A finished main floor living area of at least 1,500 sq. ft. is required excluding garage.

Higher minimum house sizes may be applied on a lot to lot basis. In general, houses must be designed in scale with their lot and surrounding houses. Identical designs or mirror images will not be acceptable on adjacent, opposite or diagonal sites and accordingly will require modifications to elevation treatments.

EXTERIOR FINISHES

An overall quality standard in the Wentworth area will be maintained through variation in individual home designs, repetition of some architectural elements and use of a uniform quality of material.

Stucco, brick, stone, stoneware or appropriate combinations of these materials are acceptable exterior claddings. In general, detailing and materials used on the front of the home should continue on all other faces of the building.

The majority of the material on the front elevation is to be masonry. The required coverage will take into account the architectural features of the home. Masonry detailing used on the front elevation must turn the corner a minimum of 1.2 metres (4.0 feet). The color and pattern for any brick veneers must blend with the stucco cladding. The brick and stones shall be neutral and even toned. Manufacture and colour selections are included in the attached appendix.

Stucco colours are listed in the attached appendix.

WINDOWS AND DOORS

Windows should have a vertical orientation with more height than width. Clustering of windows is preferred. Trim details and window surrounds are to be complementary to the exterior cladding.

Front doors shall be relief panel doors of solid construction painted or stained to complement the exterior finish. Sidelight and pedestal windows should be incorporated in the main entry.

ROOF

The main roof including garage roof shall be a minimum 8:12 roof pitch. Roof materials are restricted to 30-year warranty upgraded architectural design asphalt shingles. 3-Tab design asphalt shingles will not be permitted. Manufacture and colour selections are included in the attached appendix.

Eave overhangs will be a minimum 24 in. with a minimum of 8 in. fascia. Colours to blend with trim.

Aluminum is a permitted material for downspouts and soffits. Downspout colour is to blend with trim.

CHIMNEYS

All furnace and fireplace chimneys must be contained within a corbelled chase and finished with stucco, brick or stone to match the finish of the home. Cantilevered chimneys are not allowed; framing is to be taken down to finish grade. The flue can extend a maximum of 1.0 ft. beyond the framed chase detail. Where possible, direct venting should be considered as an alternative.

HOUSE COLOUR

The appearance of quality in the Wentworth area will be maintained by not using bright, garish colors. Only the use of natural color tones with complementary trim is acceptable. Repetition of identical color schemes within a 2-lot radius will not be permitted.

GARAGES AND DRIVEWAYS

Unless otherwise approved, back to back garages are required as this allows for more openness to the front streetscape.

Garages must be designed so as to appear clearly subordinate to the house. Garages shall be designed and orientated with a side entry to reduce direct views of the garage doors.

All garages shall be minimum double and shall have architectural details to compliment the character of the home. If more than a double garage, the doors must be set back on a different plane. Restrictions may apply to the permitted length of the garage (street facing side of garage to house) depending on the design of the home and adjoining homes.

Garage doors are to be clad and finished to match the house. A window is required on the street facing side of the garage; window detail is to be consistent with front elevation windows.

Storage of recreational vehicles, trailers, boats, other recreational equipment and commercial vehicles in excess of $\frac{3}{4}$ ton is not permitted on the property. A maximum 24-hour parking limit will be permitted for loading and unloading recreational vehicles.

The minimum requirements for driveway surface materials are: patterned concrete, exposed aggregate concrete or paving stone. Pathways in the front of the lot are to match the driveway. Driveways must be completed within six months of completion of the house, subject to seasonal limitations. The first 3.0 meters from the back of the curb on all driveways should be tapered to a width of 4.0 meters; thereafter the driveway may flare to a wider width as needed. All driveways must have a minimum sideyard setback of 1.0 meters.

HIGH VISIBILITY CONSIDERATIONS

REAR/SIDE ELEVATIONS

High visibility rear and side elevations must avoid expanses of blank wall space and reduce the visual impact of the mass. Special architectural attention is required and could include variation in wall planes, secondary rooflines and substantial detailing. Continuous three storey elevations must be avoided on walk out lots.

Rear decks must incorporate supporting columns that are to be a minimum 12" width. The design of columns must include cap detailing at the top and bottom. Second floor decks must be setback from the deck beneath. All decks are to be completed at the time of house construction and not as later additions.



Inappropriate



Appropriate



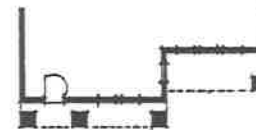
Appropriate



Inappropriate



Appropriate



CORNER LOTS

Special height and massing treatment is required for corner lots and lots next to open spaces. To take advantage of street views and to soften visual impact only Bungalows are permitted.

Flanking side elevations must incorporate detailing and proportions consistent with the front elevation treatment. Elevations must avoid expanses of blank wall space. Extra windows will be required compared to a house on an interior lot.



CONSTRUCTION ACTIVITY

PROTECTION OF CURB, SIDEWALK AND UTILITIES

The builder is responsible to repair any damage to curb, sidewalk, roadways or service connections as a result of house construction. The builder must inspect the lot prior to construction and complete a lot inspection report as part of the application for house plan approval to inform the developer of any existing damage.

APPEARANCE DURING CONSTRUCTION

The builder is required to keep the lot clean and orderly during construction. Special precautions shall be taken during construction to ensure that all windblown construction materials are to be contained and removed from the building site on a timely basis. Particular attention must be paid to prohibiting debris from entering the golf course. The builder will be charged for any cleanup carried out by the developer.

Builders shall not trespass, use, disturb or damage other lots or adjacent property either owned by other builders or the developer. Erosion must be prevented by the use of temporary barriers and drainage control within the lot area to ensure that damage does not occur on the golf course.

APPROVAL PROCESS

Builders are reminded of the need to contact the developer prior to submission of final plans to avoid delay or possible significant alterations to plans. It may also be of help to builders to make contact during the course of a house sale in order to confirm existing colour and style constraints imposed by adjacent homes that may have been previously approved.

Individual plans can normally be processed in one or two days, however applications are encouraged to be submitted at least seven days in advance of the desired construction date. Completeness of the application will ensure a short approval time period.

A copy of the form for House Plan Approval is available from the developer.

No changes may be made to an approved application without the written consent and approval of the developer.

Builders are required to submit the following along with the application form.

1. Site plan to scale 1:200 (metric) showing:
 - a. lot dimensions.
 - b. house location and setback and sideyard dimensions.
 - c. driveway location.
 - d. lot grades at house and each corner.
 - e. location of utilities (hydrants, light standards, electrical pedestals, etc.).
2. One complete set of house plans including:
 - a. floor plans.
 - b. all exterior elevations complete with finish notes.

APPENDIX

STUCCO

(examples from Imasco – equivalent manufacturers/colours will be considered)

Permitted Colours

- Taupe
- Empire Quartz
- Slate
- Colonial Marble
- Dune
- French Grey
- Suede
- Shadow Grey
- Silverado
- Mountain Mist

ROOF

(examples from IKO and BP – equivalent manufacturers/colours will be considered)

IKO Chateau

- Driftwood
- Weathered Wood
- Harvard Slate
- Dual Black

BP Eclipse

- Stonewood
- Twilight Grey
- Weathered Rock
- Shadow Black

STONE SELECTIONS

(examples from IXL Eldorado Stone – equivalent manufacturers/colours will be considered)

Buffstone

- Prescott
- Bodega
- Coos Bay
- Minert
- Cambria

Stacked Stone

- Nantucket
- Chapel Hill
- Castaway
- Dark Rundle

Weatheredge

- Rocky Mountain
- Napa Valley

Country Rubble

- Capri
- Cognac

(examples from IXL Shouldice Designer Stone – equivalent manufacturers/colours will be considered)

- Almond
- Sterling
- Huron
- Amabel

- Aberdeen
- Rideau
- Tucson

BRICK SELECTIONS

(examples from IXL Brick – equivalent manufacturers/colours will be considered)

- Queenston Hand Mould
- Old Scona Hand Mould
- Williamsburg Hand Mould
- Scarborough Rumbled