



HAWKS RIDGE

AT BIG LAKE

Stage 2 - Duplex (RF-4), Front Drive Architectural Design Guidelines

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Walton Development and Management L.P.

22nd Floor, 605 - 5th Avenue SW, Calgary, Alberta T2P 3H5
Main: 403.750.5500 Fax: 403.750.3333

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The Developer reserves the right to amend all guidelines at any time without notice.

Architectural Design Guidelines

1. Introduction

Hawks Ridge is a unique community where residents live and interact harmoniously with nature, therefore, Walton Development and Management L.P., has retained an Architectural Consultant (AC) to monitor and ensure that the architectural integrity is established and that homes within Hawks Ridge at Big Lake follow these Architectural Guidelines.

Contacts:

Walton Development and Management L.P.:

Rob Nixon

Construction Manager, Hawks Ridge
22nd Floor, 605 - 5th Avenue SW
Calgary, AB

Phone: (403) 750-5500
Fax: (403) 750-3333
Email: rnixon@walton.com

Walton Development and Management L.P.:

Kendra Milne

Vice President, Marketing
23rd Floor, 605 - 5th Avenue SW
Calgary, AB

Phone: (403) 750-3336
Fax: (403) 750-3333
Email: kmilne@walton.com

Architectural Consultant (AC):

Carol Hume

2209 – 7th Ave. NW
Calgary, AB T2N 0Z9

Phone: (403) 283-9999
Email: chume@summaconsulting.ca

2. Objectives

The Architectural Guidelines created for Hawks Ridge at Big Lake are intended to respect the uniqueness of the environmental surroundings while allowing for individual taste reflected in each home. With an aim to limit repetition or extreme contrasts, the Developer reserves the right to decline any duplex design deemed not to be compatible with the intended look of the subdivision.

The Builder must ensure the building design, construction, colour scheme and duplex/lot placement meet all Architectural Design Guidelines, Alberta and City of Edmonton Codes and Bylaws.

The Homeowner purchasing in this community is encouraged to understand their responsibilities concerning the Guidelines when taking possession of their home.

3. Design Style and Exterior Detailing

All duplexes must provide a professional representation of **one** of the styles below (see Appendix 'A' for details). All duplexes will be reviewed on a lot-by-lot basis and approved at the sole discretion of the Architectural Consultant.

Permitted architectural styles for Hawks Ridge at Big Lake:

- Arts and Craft Movement
- Mountain Vernacular
- Mountain Vernacular with Custom Masonry
- Shingle Style

Important defining design elements to consider include: building massing, compatibility of duplex size with lot, roof materials and style, exterior cladding, trim, masonry, windows, entry and garage door styles, detailing and colours.

3.1 Overall Building Massing



Style appropriate proportions must be used in a consistent manner for all high profile elevations (including garage porch side). Blank, disproportionally designed or uninterrupted wall plane will not be permitted on high profile elevations.

The entry area must be highlighted and proportionally compatible with the overall elevation.

Chimneys if required, should have an oversized width massing due to acceptable styles chosen for Hawks Ridge.

Rear elevations should have a wall break, rear door roof etc. (or equivalent).

Bonus rooms should be placed a minimum of 4' back from the garage wall face to allow for the garage roof design to be integrated with the selected style. Well proportioned and detailed exceptions will be reviewed on a lot-by-lot basis.

3.2 Compatibility of Duplex Size with Lot

The duplex size must be compatible with the lot chosen. The duplex must not overpower or under utilize the lot.

Excessive setbacks and/or extreme structure angled placements are to be avoided and will be rejected.

Duplexes to have a maximum side yard setback 1.83 M (6 ft.), with a minimum 18 ft. wide per ½ side of the duplex only if duplex does not under utilize the lot. Pie shaped lots (may require an exception to the rule) will be reviewed on a lot-by-lot basis.

3.3 Roof Material and Style

Cambridge, Renaissance or similar styles in black, grey and brown colours, in medium to dark toned asphalt shingles. Builder must supply roof samples, if required by the AC, for review of equivalent non-listed colour/style shingles (no 3-tabbed product allowed).

Flashing must blend with shingles. No galvanized flashing allowed in Hawks Ridge.

Main, garage and porch roof slope to be a minimum 6:12 pitch required based on chosen style (exceptions reviewed on a lot-by-lot basis). Shed roofs are to be used minimally and may require upgrading where possible.

Roof colour must be compatible with the selected colour scheme. AC may request change.

3.4 Exterior Cladding

Exterior cladding must be compatible with style chosen. Acceptable wall cladding include; upgraded vinyl (see pages 18-19), standard vinyl, Hardie Board (or equivalent), cedar/vinyl shakes and/or masonry. Upgraded vinyl or Hardie Board (or equivalent) is required on all front and garage/2nd floor porch side elevations. Transition to standard vinyl may be achieved with the use of a minimum 18" wrap, a minimum standard corner board or a style appropriate corner column (similar solutions will be reviewed on a lot-by-lot basis). Awkward vinyl transitions must be avoided and changes to the proposed may be required by the AC.

A wall colour palette, which is style appropriate and neutral through to dark earth tone, is strongly encouraged. No bright, very light or primary colours will be considered (exceptions to front door colour reviewed on a lot-by-lot basis). Alternatives to the standard selected palettes will be reviewed on a lot-by-lot basis.

3.5 Soffit, Rainware and Battens

3.5.1 Soffit and Rainware

Soffit to be a minimum of 12" and to have a 5" eavestrough. Maintenance free aluminum will be permitted.

Soffit and Rainware Colour

Soffit and downspouts may match the wall, trim or be compatible with the wall and trim colour.

3.5.2 Window, Door and other Battens

Battens must be appropriate to the duplex style chosen. Acceptable materials include; aluminum, Hardiplank, Smartboard or cedar. AC may request a sample from the Builder, if alternative materials are proposed.

Window and door battens should be lighter or darker than the wall colour chosen. All other battens must be colour and style compatible with the surface material where the batten is located.

3.6 Masonry

Minimum 50 sq. ft. of masonry required per side which is visible from the street (i.e. front elevation, porch area, flankage side etc.) unless AC has pre-approved Builder supplied elevation(s) with less masonry but specific detailing (i.e. Shingle Style and Mountain Vernacular Custom Masonry amount).

A minimum 3 ft. high masonry may be required at the AC's sole discretion on any high profile front and/or flankage elevation proposed by the Builder if deemed necessary by the AC.

Shingle style may not require any masonry if using a shingled garage surround (as per the masonry requirements noted above).

Most masonry styles except brick (ledgestone encouraged) will be considered if compatible with the duplex style chosen. AC reserves the right to reject any masonry colour or style.

Masonry Colours

Masonry cannot be the exact or very similar colour as adjacent duplex.

See Appendix 'C' for masonry style and colour recommendations (colours excluded are; very light or very contrasting excepting Rocky Mountain Rundle) which must be compatible with the duplex style and all other colours selected for the duplex. **Brick is not approved** for Hawks Ridge.

3.7 Window Styles

Window styles, along with the muntin bar configuration must be compatible with the selected architectural style (i.e. Arts and Craft has horizontal window orientation, banding of windows etc. with 1/3, 1/2 or full muntins). Decorative window grills will only be approved if appropriate to the Mountain Vernacular styled duplex.

3.8 Style Defining Details

Details define the overall look for each style and must be used on each duplex. (See Appendix "A" for styles)

Plain or unfinished elevations submitted will be returned without review. A large expanse of unadorned wall plane which is visible from the street, park or other high profile locations will not be approved.

3.8.1 Front Entry

Entry must include one of; standard front door with a minimum top glass insert, transom, side light(s) or equivalent feature. Standard 6-panel door (no glass insert) will only be accepted with transom or sidelight(s).

Porch columns should be a minimum 10"x10" and must reflect style chosen. Masonry bases are preferred. Large, plain white columns will not be accepted. Base and column tops strongly encouraged. Columns should appear to support a beam like element where possible.

Maximum 5 risers at porch. Extra steps required must be incorporated into the front sidewalk. Wood porch stairs should have a finished edge (i.e. paint, stain etc.). Precast concrete to have a minimum 4'0" stair width.

Precast concrete porch skirting should be covered (maximum 6" showing). All other skirting must blend with the overall design of the duplex. Etched masonry skirting will be reviewed on a lot-by-lot basis; lattice is discouraged.

Entry Door Colours

Entry door may be a contrasting colour (red, rust, ochre, burgundy, blue, deep purple etc. will be approved but no pink, orange, lime green etc.) and must be compatible with the style and colour scheme chosen.

3.8.2 Fascia and Gable Detail, Colours and Materials

All high profile open gable fascia to be a minimum 8". Covered fascia may be a minimum 6". All fascia may be aluminum, Smartboard or equivalent material.

Front gable detailing must be proportional, style appropriate and should use materials which are different from wall material (i.e. cedar or vinyl shakes, false trusses/beams, louvers, brackets, etc.). Gable detailing must not dominate the front elevation. Vertical gable elements must be proportionally sized to the area where used must be compatible with the colour scheme.

Fascia may be the same colour as the walls if a significant amount of the remaining trim is different than, but compatible with the wall colour. See Appendix 'C' for acceptable colours.

Wall shake colours must be wall/trim colour compatible and in a natural earth/cedar toned colour range (i.e. no white, red, forest green, orange, yellow etc.)

3.8.3 Garage Door and Garage Location

Garage door style to be carriage house, barn or heritage (glazing recommended and may be required on some elevations). Builder shall provide an accurate garage door image (no standard) on front elevation.

Maximum distance between the top of the garage doorframe and the garage eave shall be less than 600 mm (2 ft), exceptions reviewed on a lot-by-lot basis.

The garage location must be as per the Developer designation, no exceptions will be considered. Garage doors to be one colour only and must blend or match the siding (sharp contrasting not approved)

3.9 Overall Colour Scheme

An overall blended colour scheme is required for the Hawks Ridge area. Sharp contrasting colours are to be avoided and may be rejected. The AC reserves the right to approve or reject any colour scheme submitted.

All wood high-profile (PWF) must be stained to complement the wall or trim colour. Pressure-treated wood may be left unstained if complementary to the colour palette.

4. General Duplex Information

4.1 Repetition

4.1.1 Duplex Repetition

The same 1/2 duplex front elevation must have a minimum of 4 lots in-between (AAccxxAA) on the same side of the street and must not appear front to front elevation or flankage to flankage directly across the street.

Similar front elevations will be allowed if features are significantly different (i.e. roof style(s), window sizes, entry, garage door surround differences etc.).

Similar/same rear duplex structure elevations on **non-high** profile lots must be separated by at least one lot prior to repetition (AbAb) and will be reviewed and approved at the sole decision of the AC on a lot-by-lot basis.

Similar/same rear duplex structure elevations on **high** profile lots must have 2 lots between (AAccAA) and be noticeably different.

The Builder is solely responsible to ensure that all side window locations on adjacent lots, meet all of the City of Edmonton bylaw and code requirements.

4.1.2 Colour Repetition

Wall colour must be different for 2 adjacent duplexes (i.e. AAccxxAA) and lots directly across the street (front to front elevation or flankage to flankage elevation). Exceptions may be granted by the Developer.

No two adjacent duplexes may have the same or similar masonry or primary trim colour. A minority of same trim colour accents will be considered on a lot-by-lot basis.

Gable wall shake detailing may be the same colour for 2 adjacent duplexes but may be rejected if the same detailing is proposed for a 3rd adjacent duplex. Shingle-style duplexes may NOT have the same shingle colour as the adjacent lot.

The AC reserves the right to decline any non appropriate colour scheme.

4.2 High Profile Lot Requirements

4.2.1 Corner Flankage Elevation

All flankage sides must be upgraded with a minimum of 6" window battens and window detail similar to the front elevation. All flankage sides must incorporate elements per examples below;

- Roof wraps around exposed building faces
- Principal roof planes that slope towards both street frontages
- Windows aesthetically balanced must be incorporated on the flankage elevation
- Features to match front features (i.e. window details, shutters, shadow bands, stone accents, etc.)
- Box outs and bay windows with enhanced roof

Large expanses of unadorned wall plane or plain, non-upgraded flankage sides will be returned without review.

4.2.2 Corner Setback Requirements

The Builder is solely responsible to ensure all Building Code regulations and the City of Edmonton setback requirements have been achieved prior to submitting information for architectural review.

4.2.3 Park / Walkway Side and Rear Yard Elevations with Developer Wood Screen Fencing

Second storey only (or gable of a one storey structure) requires extra detailing i.e. coloured battens, shadow boards, featured roof, window shutters etc. when siding/backing onto regional pathway, green space etc.

4.2.4 Park Rear and/or Side Elevations with Chain Link Fencing

Flankage side to rear elevation wall plane should transition in a balanced, proportional manner. All flankage sides must be upgraded with a minimum of 6" window battens.

One additional detail which blends with the rest of the duplex (i.e. wall breaks, feature roofs, shadow boards shutters etc.) is required on lots fenced with chain link (i.e. backing and/or siding onto regional pathways and green spaces). Note; window muntins are not required on rear elevation.

Duplex elevations shall not have three storey clear elevations (if design appropriate, a maximum 1/2 rear wall width may be 3 storeys high). Walkout basements should have a minimum .6 M rear wall break and should have an eaves break at no greater than 7 M. A full rear elevation width deck may be considered as an option on a lot-by-lot basis.

The Builder must build a minimum 80 sq. ft. deck (no unfinished deck plates are to be visible from the chain link fence). Patios may be used in lieu of a deck where possible (no deck plate).

All balcony support columns greater than 3 ft. high and visible from the street and/or a chain link fence must be a minimum 10"x10" and constructed with matching duplex material.

4.3 Duplex Requirements

4.3.1 Minimum Sq. Ft. Duplex Size Required for RF-4 Front Drive Lots

Type	Standard Lot (< 30 M depth)
Duplex	1,100 per side

4.3.2 Site Coverage

The Builder is solely responsible to ensure all Building Code regulations and the City of Edmonton site coverage requirements have been achieved prior to submitting information for architectural review.

4.3.3 Building Height

The maximum height shall not exceed 10 M (33 ft.) nor 2 ½ storeys.

4.3.4 Chimney and Flues

A chimney if required should have an oversized width (from standard box out width) due to acceptable styles chosen for Hawks Ridge. All chases must match the duplex material and incorporate a minimum of two top decorative battens.

Minimize flue exposure above chase (i.e. 12") if visible from street, walkways or green spaces. The flue colour should be compatible with roofing where possible.

4.3.5 Parging

A maximum 8" parging is required on all elevations visible from the street (i.e. garage side at front door etc).

A maximum 12" parging is required on all high profile elevations visible from chain linked green spaces.

A maximum 24" parging required on all other elevations.

4.4 Lot Requirements

4.4.1 Setbacks as per Edmonton Zoning Bylaw 12800

The Builder is solely responsible to ensure all of Building Code regulations and all of the City of Edmonton setback requirements have been achieved prior to submitting information for architectural review.

4.4.2 Driveway

The driveway location must be as indicated on the Marketing Plan provided by the Developer. Proposals that incorporate areas for other parking (i.e. recreational vehicles etc.) will not be approved. The AC at the discretion of the Developer may review exceptions.

4.4.3 Front Walkway

A minimum standard poured to porch walkway is required and must be shown on the plot plan.

Sidewalk should not have a gradient of more than 8%. Extra stairs, if required must be incorporated into the walkway to maintain the required slope.

4.4.4 Lot Grading, Draining and Retaining Walls

Grading of the lots at the property lines shall follow the Building Grade Plan prepared by the Developer's Engineering Consultant. The AC reserves the right to refuse applications that deviate from this Grading Plan.

Recommended slopes;

Front sidewalks; 3-10%

Sideyard; 8-31%, will accept 3-33% in special situations

Rear yard; 3-20%, will accept >than 20% in special situations only

Final site grading of the lot is the responsibility of the Builder, and must reflect the grades on the final approved plot plan. It is the responsibility of the Builder to ensure that all grades drain the surface water away from the building to suit current best building practices and applicable Building Codes and Regulations and to determine whether retaining walls are required.

The Builder must direct downspouts onto soft landscaped areas and must not discharge onto hard surfaces such as driveways and sidewalks.

Required retaining walls shall be limited to a rise of not more than 3 ft. Walls exceeding this rise must be stepped in heights with a minimum 3 ft. distance between 2 walls. Exceptions will be considered on a lot-by-lot basis and may require a building permit in accordance with the City of Edmonton Bylaws.

Retaining walls visible from the street, park or high profile areas, must have finished surface face and edge.

4.4.5 Fencing

The Duplex Builder/Owner is responsible for any encumbrances pertaining to fencing identified on the title of each specific lot. All Duplex Builder/Owner constructed fencing must be in compliance with the City of Edmonton Codes and Bylaws, and must match the Developer prescribed fencing detail. See Appendix B for complete fencing detail.

4.4.6 Landscaping

A \$2,000 deposit is required from the Builder/Homeowner at home closing in the event that the Builder has not completed rough grading and the Builder/Homeowner has not completed full yard final landscaping.

The Builder must email Summa (summaconsulting.ca) when the landscaping has been completed and provide the final grade certificate. Summa will perform a final inspection within 20 working days of notification to ensure the landscaping requirements as per the Architectural Design Guidelines and the City of Edmonton have been met. Recommend if possible, Builders submit the landscape inspection request with Section 7 (page 13).

Any variations from the requirements must be corrected at the Builder/Homeowner's expense. Re-inspection fee is \$250.00 per inspection, deducted from the \$2,000 deposit.

The Homeowner Deposit will be held in trust for a maximum of 24 months. The Homeowner Deposit will be released (less any re-inspection fees incurred or penalties deemed appropriate by the Developer) following the final inspection to confirm compliance with the landscape requirements.

If after 24 months, the current Homeowner has not completed their final landscaping as per the Architectural Design Guidelines, the Developer reserves the right to apply all of the Homeowner Deposit or a portion deemed appropriate by the Developer, to finishing the lot landscaping to fulfill the Design Guideline obligations on the Builder/Homeowners' behalf.

In order for a resident (after transfer of title) to obtain approval for any variance from the Architectural Guidelines, the resident must contact their Builder and submit a detailed sketch and/or plan to scale plus identify all materials to be used. The Builder is responsible for emailing the plans to the Architectural Consultant for review (a fee will apply, \$100.00 + GST). The submission must include the following:

1. Legal land description: Lot/Block/Phase, area and address identified
2. All materials that will be used (tree, shrub, landscaping material etc.)
3. Detailed sketch and/or plan to scale (landscape or location of variance on the lot)

5. Miscellaneous

5.1 Lighting / Satellite Dishes

Pot lights or upgraded exterior fixtures appropriate to the duplex style chosen are required for the front entry and garage area. All other lights must be unobtrusive to the streetscape, neighbours and be compatible to the structure.

Satellite dishes must be unobtrusive to the streetscape and neighbours and where possible must not be visible from streets or parks.

5.2 Residence Address

A Developer supplied (Builder installed), light coloured background, and framed address sign must be clearly visible, readable, located facing and as close as possible to the main street. Minimum 4" high dark numbers are required.

5.3 Accessory Buildings

Materials/colours used for accessory buildings (i.e. shed) must be compatible with the duplex. Accessory buildings must meet all Building and City codes, bylaws and must be approved by the AC. A proportional wall break (window/door) may be required on all high profile elevations (side/rear) if visible from the street or park.

5.4 Commercial, Recreational Vehicles (RV's) / Oversized Vehicles

All commercial/ recreational vehicles larger than 1 ton (i.e. motor homes, trailers, boats etc.) must be stored off site.

RV's and oversized vehicles are permitted for loading and unloading with a maximum stay of 48 hours.

Any vehicles in extreme disrepair must not be parked and/or abandoned on any street within this residential district.

5.5 Appearance and Upkeep During Construction

Builders are solely responsible for their building site excavation dirt, debris and clutter and must monitor and maintain the site as to not be offensive to the neighbouring lots. If at any time during any stage of construction the Developer deems the building site unacceptable, the Developer will take the appropriate actions to rectify the issues and will charge the Builder for all costs incurred.

Builders must minimize damage to sidewalks, curbs, curb boxes, water valves, Developer fencing and other Developer installed structures. All lot damage will be deducted from the Builder's damage deposit.

5.6 Guidelines Registered on Title

Builders must inform the Homeowners of their obligation to uphold the Architectural Design Guidelines after move in.

Any extra care (i.e. upkeep to any of the Developer supplied fencing/features located on the individual lots etc.) must be clearly identified by the Builder for the Homeowner.

6. Approval Process

6.1 Pre-Construction Lot Inspection Report

The Builder must email Summa a 'Pre-Construction Lot Inspection Report' prior to, or submitted with the duplex submission (see section 6.3) identifying any damage to the; sidewalk, curb, service valve, Developer fence or any other item installed or provided by or on behalf of the Developer or the Municipality. The report must indicate all damage clearly i.e.; '2 flags with large crack', 'service valve not visible', '1 section of curb has large chip (4"x9"L)', '1-8 ft. section of fence pushed in at bottom' etc. (photographs of damage are recommended).

All damage not clearly identified on the 'Pre-Construction Lot Inspection Report' (or any lot without an initial report received from the Builder) i.e.; 'cracks in sidewalk', 'snow covered', 'dirt covered', 'fence damaged' etc. will be the deemed invalid and the full cost of any future damage identified upon a final inspection shall be the sole responsibility of the Builder.

6.2 Design Review Process

Prior to construction, all projects in Hawks Ridge must receive the approval of the AC. All Builders must follow the submission requirements described below. The AC, at its sole discretion, reserves the right to accept or reject any submission. Approved applications do not constitute a precedent for any subsequent application on other lots.

The review process does not pre-empt any other approvals required by the City of Edmonton, or other authorities that may have jurisdiction. The Builder is solely responsible to ensure the requirements of all applicable laws, regulations and statutes at the time of submission for review have been met. A review does not relieve the Builder/Owner from meeting the requirements of the version of the Alberta Building Code in force at the time of construction.

The Developer reserves the rights, at its sole and unfettered discretion to at any time amend, modify, alter or waive any or all terms, conditions or requirements of the Hawks Ridge at Big Lake Architectural Design Guidelines.

6.3 Application Submission Requirements

SUBMISSION OPTION 1:

The lot/block/phase + area and content description must be identified in the subject line of each email (i.e. 4/6/2 Hawks Ridge – submission). The Builder email shall be returned without review if the information is not provided.

The Builder shall email one complete, duplex submission **per ONE email** with all final PDF files attached as per 6.3.1 to 6.3.4 below.

6.3.1 Completed Architectural Approval Form (attach as a separate PDF)

- Issued by the Developer the form must indicate all manufacturers, style if applicable and correct colour name and number referenced (i.e. Cloverdale, General Paints or ICI). The Builder must submit a fan deck, paint chip or brochure to the AC if a manufacturer or custom colour is proposed which the AC requires.

6.3.2 Final Elevations, floor plans, section etc. (attach as a separate PDF)

- Front Elevation scale of 3/16" or 1/4" – 1/0" or metric equivalent required (other elevations may be 3/16" or 3/32")
All elevations, floor plans and sections must be fully dimensioned, explicit and meeting all Guideline requirements
- Porch side elevation must indicate the dimension of the 2nd floor set back from the garage wall face
- Show opening sizes, heights, all exterior finishes and optional - building height envelope

6.3.3 Final Site plan (attach as a separate PDF)

- Scale 1:200 or 1:300 metric, all elevations in metric geodetic
- Municipal address (if available), Legal description of property and North arrow
- All property lines, designated and dimensioned (property line to curb face etc)
- Size and location of proposed building(s) in relation to property lines
- Elevation of top of footing and/or bottom of footing, main floor, garage, final grade landscape at front corners, rear corners and sides of house required
- All cantilevers (floor, bay windows, fireplaces etc.) and other structures
- Abutting streets, avenues, lanes, reserves, etc.
- Easements and utility right-of-ways labelled and dimensioned
- Service boxes, Developer permanent signage, other pre-existing items and meeting all Guideline requirements

6.3.4 cc of Pre-Construction Lot Inspection Report sent to Developer with/without photos (separate PDF)

- See 6.1 Pre-Construction Lot Inspection Report for details

SUBMISSION OPTION 2:

The lot/block/phase + area and content description must be identified in the subject line of each email (i.e. 4/6/2 Hawks Ridge – colours). The submission will be returned without review if this information is not provided.

The Builder shall email one complete duplex submission in a **maximum of TWO** emails with all pertinent PDF files attached as per 6.3.5 and 6.3.6 below.

6.3.5 Preliminary Review (attach colour, elevations and/or plot plan in PDF format per one email)

- Preliminary review of colours, elevations and/or preliminary plot plan review prior to receiving the final information
- All preliminary information provided must meet the Guideline requirements prior to submission (i.e. if open gable fascia must be a minimum 8", the preliminary proposed high profile elevations must be upgraded etc.)
- Once a colour form has been approved, do not re-email with the final submission (6.3.6) unless changes are required to the approved. Failure to comply will result in a change fee of \$100.00 + GST applied for each colour form re-submitted after the original approval.

6.3.6 Final Review (information required as per 6.3.1 to 6.3.4 above)

- Attach **ONLY** PDF's of the remaining information required as per 6.3.1, 6.3.2, 6.3.3 and 6.3.4 (above) which has not previously been approved in the 'Preliminary Review' (6.3.5).

6.4 Additional Submission / Change Fees**6.4.1 Re: Submission Option 1 Additional Submissions / Change Fees**

- Submission Option 1 may have one additional lot submission email (with minor changes proposed) prior to a change fee applied (\$100.00 + GST per additional re-submissions) at the sole discretion of the AC.

6.4.2 Re: Submission Option 2 Additional Submission / Change Fees

- Submission Option 2 shall be charged a change fee (\$100.00 + GST) for each lot submission email received after steps 6.3.5 and 6.3.6 above at the sole discretion of the AC.

7. Final Inspection, Security Deposit Return

- All exterior elements (structure, final grading and landscaping) must be completed as per these Architectural Guidelines and the final approval issued by the AC.
- The lot must clearly be identified (see 5.2 Residence Address)
- The water valve must be marked, exposed and at the correct height.
- All sidewalks, street, lanes, gutters and curbs must be clean and free of debris.
- The Builder must email a final home and lot Inspection request to Summa. Only one lot inspection request per email and the subject line must clearly identify the Lots/Block/Phase + Area (i.e. 45/12/1 Hawks Ridge) –Final Home and Lot Inspection Request. A PDF attachment of the final approved 'Final Ground Elevation Certificate' and the 'Lot Grading Inspection Report' from the City of Edmonton's Drainage Branch must be attached to the email request in order for Summa to proceed with the final inspection.
- If all requirements have been deemed satisfactory from the duplex inspection, Summa shall forward the information to the Developer and notify the Builder that the landscape deposit is releasable to the Homeowner. Additional site inspections required due to outstanding issues identified from the Summa final duplex inspection, shall incur a \$250.00 + GST charge to the Builder per re-inspection.
- Summa will perform a final inspection within 20 working days of notification

Appendix “A”- Architectural Styles

Arts and Craft Movement

Duplex designs must emphasize horizontal massing and appear to rise naturally from the land by use of an appropriate combination of the following design features below;

- Main Roofing overall to have a horizontal look (minimum 6:12 slope)
- Secondary Roofing (front porch, garage roof) overall to have a horizontal look (minimum 5:12 slope only if roof interferes with 2nd floor windows etc. lot-by-lot basis review)
- Proportionally larger chase (if required) with min. 2 top battens
- Flues to be minimized (maximum 12" showing)
- Main Roofing overhangs and secondary roofing overhangs to be a minimum 12" (excepting cantilevers = min. 6" suggested)
- 6" Corner boards may be required on simplified elevations, standard size (i.e. minimum 3 ½") are acceptable if appropriate to detail level of design
- Decorative elements from the Arts and Craft style must be consistently used
- Cedar detailing encouraged where possible (i.e. false beams, brackets, shakes, other detailing etc.)
- Horizontal window banding encouraged
- Front door must be compatible with design style.
- See section 3.6 Masonry for masonry requirements



- Window muntins; full, 1/2 or 1/3 top muntin are required on all windows visible from the street(s).
- Window and door battens; 6" full surround recommended (4" will be considered on a lot-by-lot basis), tapered battens allowed
- Front porch columns must be compatible with style i.e. tapered, masonry etc. (No Victorian, Colonial Revival Columns etc.). Minimum 10"x10" porch column required where possible which should appear to support a 'beam like' element.

Shingle Style

Design emphasis; casual elegance by use of an appropriate mix and balance of elements below with a prominently shingle covered facade;

- Mixed roofing predominantly steeper slopes (min. 6:12 slope)
- Eaves should vary in height
- Mix of overhangs i.e. 12" - 24" required
- Decorative elements from the Arts and Craft style consistently used
- Cedar detailing encouraged where possible (i.e. false beams, brackets, shakes, other detailing etc.)
- A minimum 90 sq. ft. per side of vinyl or cedar shingling required. AC reserves the right to request additional shingling if required to enhance the shingle design style
- Shingle Style does not require masonry if detailing is appropriate to style (i.e. garage wraps are shingled etc.)
- Porch columns may vary from shingled, sturdy masonry to well proportioned colonial revival if appropriate to overall duplex design
- Columns to be a minimum 10"x10" where possible and should appear to support a 'beam' element.
- Minimum ½ height masonry or shingle columns strongly recommended
- Window muntins; full, 1/2 or 1/3 top muntin are required on all windows visible from the street(s).
- Simplified minimum standard window battens with full surround. Alternative batten designs will be considered if appropriate to style
- Front door and windows must be appropriate to design style.



Mountain Vernacular

Design emphasis; a mix of natural material and styles to allow for a modern alpine interpretation of the Arts and Craft/ Shingle Style movements with an appropriate combination of the following design features below;

- Mixed roofing predominantly steeper slopes (minimum 6:12 slope)
- Eaves should vary in height
- Mix of overhangs i.e. 12" - 24" required
- A variety of window styles with muntins allowed
- A variety of window battens, tapered allowed
- Decorative elements from the Arts and Craft style consistently used
- Cedar detailing encouraged where possible (i.e. false beams, brackets, shakes, other detailing etc.)
- Modern adaptations of elements from the Arts and Craft style will be reviewed if the elevation(s) are balanced and proportionally pleasing
- A variety of porch / garage door side columns, from unadorned timber look to solid / sturdy masonry
- See section 3.6 Masonry for masonry requirements
- Front porch columns to be a minimum 10"x10" if possible and should appear to support a 'beam' element.
- Front door and windows must be appropriate to design style.



Mountain Vernacular Custom Masonry Amount

Front elevations must be significantly upgraded to qualify. All proposals for this style need pre-approval.

- Features generally as per 'Mountain Vernacular' above with;
- AC to pre-approve Builder supplied elevation(s) with less masonry but significant extra style specific detailing added to the street visible elevation(s).



Appendix “B”- Fence Styles Wood Screen Fence

Colour; "Pewter" solid stain by Cloverdale (Timberlock)

Wood fence style to be confirmed.

Appendix “C”- Colour / Material Recommendations*

Elements	Specifications (*other brands and colours are acceptable, please submit sample to AC).
Trim; Shadow Boards, Shutters, Window/Door Trim etc.	Colour restrictions for all trim, fascia, soffit, rainware; no bright, intense or very light creams, beiges, yellows, orange/rusts, reds, blues (dark blue/dark grey blue approved), greens (grey greens will be considered), purples or any other similar colours. The AC reserves the right to approve or disapprove any colour scheme submitted.
Front & Garage Door	Front door; most colours considered i.e. darker reds, greens, blues etc. Exceptions = NO very intense, very contrasting with chosen colours etc.) Garage door; one colour only & must blend or match siding (no high contrasting colours to the wall colour approved)
Open High Profile Fascia	Smartboard or Cedar (natural preferred) in colours compatible with duplex colours.
Non High Profile Fascia	Aluminum in colours compatible with duplex colours.
Soffit / Rainware	Not approved; White 110, White 01, Ivory, Cream, Maize, Wedgwood Blue, Heron Blue, Ivy, Forest Green, Burgundy, as well as unapproved colours identified under ‘Trim;’ or any very similar colours. Similar colours will be reviewed on a lot-by-lot basis.
Corner Boards	Corner board colours must be the same or compatible with the wall colour.
Standard Vinyl Colours; Gentek	Approved; Linen, Almond, Antique Ivory, Sandalwood, Wicker, Pebble, Storm, Sage, Canyon Clay. Pearl & Dover Gray // Not Approved; Snow White, Sandstone, Mist Blue, Everglade (new/unmentioned colours must be submitted for pre-approval)
Mitten	Approved; Bone, Sandcastle, Sandalwood, Lite Maple, Hearthstone, Brownstone, Ash, Stratus, Clay, Sage, Satin Grey, Flagstone, // Not Approved; Frost, Blush, Ivory, Prairie Gold, Mist Green. (new/unmentioned colours must be submitted for pre-approval)
Royal	Approved; Linen, Driftwood, Country Almond, Hickory, Heather, Harvard Slate, Sand, Wicker, Brownstone, Aspen, Clay, Flagstone (formerly Sage Green), Sterling, Gray & Estate Gray // Not Approved; White, Beige, Vintage Cream, Olive Grey, Blue Grey (new/unmentioned colours for pre-approval)
Waterford	Approved; Almond, Tan, Sand, Sandstone, Khaki, Clay, Pine and Classic Linen. Heritage Gray, Gray & Slate on a lot-by-lot basis // Not Approved; White, Prairie Wheat, Antique Ivory and Slate Blue. (new/unmentioned colours for pre-approval)
Vytec	Approved; Irish Linen, Champagne, Country Almond, Sandlewood, Autumn Ash, Sierra Brown, Wicker, Terra Clay, Pebble Clay, Storm and Sage Green. Clipper Gray & Estate Gray on a lot-by-lot basis // Not Approved; White T3, White, Antique Ivory, Desert Sand and Blue. (Please submit all new/unmentioned colours for pre-approval)
Premium Vinyl Colours; Gentek Upgraded Colours	Approved; Dark Drift, Saddle Brown, Espresso, Harvest Wheat, Midnight Surf, Moonlit Moss, Mountain Arbor, Windswept Smoke, Coastal Blue, Venetian Red, Iron Ore, Aspen, Chestnut, Earthen, Maple, Rainforest, Willow (All new/unmentioned colours must be submitted for pre-approval)
Mitten Designer	Approved; Annapolis Blue, Aviator Green, Eggplant, Richmond Red, Coffee Bean // Not Approved; Amber, Burnt Orange. (new/unmentioned colours must be submitted for pre-approval)
Mitten Premium	Approved; Arizona Tan, Caribou Brown, Chestnut Brown, Khaki Brown, Muskoka Green, Grenadier Green, Rain Forest, Rockaway Grey, Sahara Brown, Spring Moss, Venetian Gold (new/unmentioned colours must be submitted for pre-approval)
Royal Crest Colorscapes & Royal Select Laminates	Approved; Charcoal Gray, Chesapeake Green, Cypress Premium, Granite, Heritage Blue, Wedgewood, Meadow Green, Midnight Surf, Natural Cedar, Olivewood, Pebble Clay Premium, Sage, Shamrock, Walnut, Rustic Red, Redwood, Cocoa, Ironstone (new/unmentioned colours must be submitted for pre-approval)
Premium Vinyl Colours; Gentek Upgraded Colours	Approved; Dark Drift, Saddle Brown, Espresso, Harvest Wheat, Midnight Surf, Moonlit Moss, Mountain Arbor, Windswept Smoke, Coastal Blue, Venetian Red, Iron Ore, Aspen, Chestnut, Earthen, Maple, Rainforest, Willow (All new/unmentioned colours must be submitted for pre-approval)
JamesHardie /Cement Board; (and equivalents)	Approved; Cobble Stone, Monterey Taupe, Sandstone Beige, Timber Bark, Khaki Brown, Woodstock Brown, Acom, Dusty Green, Mountain Sage. Light Mist, Iron Gray and Heathered Moss on a lot-by-lot basis // Not Approved; Arctic White, Sail Cloth, Woodland Cream, Soft Green, Autumn Tan, Harris Cream, Tuscan Gold, Chestnut Brown, Traditional Red, Countrylane Red, Parkside Pine, Boothbay Blue. / Navajo Beige and Evening Blue (okay for trim).

<i>Elements (continued)</i>	<i>Specifications continued</i>
<p>Vinyl Shakes;</p> <p style="text-align: right;">Nailite</p>	<p>Cedar (natural colours preferred). Vinyl shake colours NOT approved – Classic White, Eggshell, Ashwood Gray, Pale Yellow, Canary Yellow, Flagstone Blue, Denim Blue, Barn Red, Cypress Green (Changes &/or additions to this list may occur without notice)</p>
<p style="text-align: right;">Novik</p>	<p>Cedar (natural colours preferred). Vinyl shake colours NOT approved – 001 White, 017 Prairie Wheat, 020 Slate Blue, 030 Midnight Blue, 031 Mahogany, 033 Dutch Green, 036 Sahara, 070 Brick, 074 Classic Linen, 076 Cobalt, 132 Sage (Changes and/or additions to this list may occur without notice)</p>
<p>Masonry – material /style /colour</p>	<p>Masonry styles (ledgestone encouraged) and colours within the masonry style (no very light or very contrasting excepting Rocky Mountain Rundle) will be considered for approval only if suitable for style and other colours selected for the duplex. The AC reserves the right to reject any masonry colour or style.</p> <p>‘Eldorado’ approved; RoughCut (Moonlight, Wheatfield, Brunello), Limestone (York, San Marino), Stacked Stone (Dark Rundle, Black River, Nantucket, Santa Fe, Alderwood, Castaway, Chapel Hill), Broken Top (K-West, Willamette), Mountain Ledge Panels (Silverton, Russet)), Cliffstone (Banff Springs), Bluffstone (La Plata, Mineret, Prescott, Coos Bay, Mountain Ledge (Bitterroot, Mesa Verde, Sierra), Fieldledge (Meseta, Andante, Padova), Hillstone (Lucera, Verona, Bergamo), Rustic Ledge (Sequoia, Saratoga, Saddleback, Clearwater) Shadow Rock (Somerset, Bronze, Teton, Chesapeake, Jasper), Country Rubble (Capri, Polermo), Cliffstone (Lantana, Mesquite, Ponderosa, Manzanita, Montecito). (All new colours must be submitted for review).</p> <p>‘Coronado’ approved; Appalachian Fieldstone (Dakota Brown), Canyon Ledge (Cape Cod Grey, Dakota Brown), Country Rubble (Golden Brown, Frontier Blend, Special Brown), Coronado Honey Ledge (Carmel Mountain, Rocky Mountain Rundle, Sioux Falls, Shasta), Eastern Mountain Ledge (Aspen, Carmel Mountain, Dakota Brown, Rundle, English Grey), French Country Villa Stone (Carmel Mountain, Verona), Idaho Drystack (Aspen, Grey Quartzite), Italian Villa Stone (Provo Canyon Gray, Portabella, Verona), Old World Ledge (Summerlin Blend), Quick Stack (Aspen, Coastal Brown, Carmel Mountain), Tuscan Villa Stone (Prairie Moss), Virginia Ledge (Aspen, Hillside, Storm Brown), Weathered Edge (Coal Canyon)</p> <p>‘Cultured Stone’ approved; Carolina Ledgestone (Silver Sand, Pewter Gray, Onyx Brown), Cobblefield (San Francisco, Gray), Country Ledgestone (Platinum, Shale, Honey, Walnut), Dressed Fieldstone (Bucks County), Weather Edge Ledgestone (Silverado), Southern Ledgestone (Gray)</p> <p>‘Centurion Stone’ Approved; Pattern (Ledge, Rubble, Rustic, Stack), Approved Colours (Appalachian, Brown, English, Grey, Kentucky, Mt. Rundle, Pennsylvania, Ohio)</p> <p>‘Country Stone’ Approved; Pattern (Banff Ledgestone, Big Horn Stack, South Nahanni, Old Millstone (c/w NO 90 degree-Castle Stone pieces). Approved Colours Great Grey, Coffee Bean, Charcoal, Black Mountain, Virginia Falls, Aspen, Raven NO Mocha, Antique Ivory, Mystic Green or Autumn Grey</p> <p>‘Gaf Canyon Rock’ Approved; Premium Classic Fieldstone (Mountainside Brown, Cloud), Ledgestone, NO River Rock & No Honey Wheat, Aged Chestnut or Summerland</p>
<p>Front Porch Railing</p>	<p>Metal/Wood to be compatible with style of duplex and chosen colours</p>
<p>Roof Venting Wind Turbines</p>	<p>Must be coloured (as close to matching roof colour as possible). Galvanized not allowed. Must be located on the roof in the least visible spot possible from the street(s)/parks etc.</p>
<p>Meter Placements</p>	<p>Meters may require i.e. landscape screening if highly visible from the street or parks.</p>