



**Architectural
Design
Guidelines**

July 2021

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1. OBJECTIVE / INTRODUCTION

Hawks Ridge is a unique community where residents live and interact harmoniously with nature, therefore, Anthem United, 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.

With an aim to limit repetition or extreme contrasts, the Developer reserves the right to decline any home design deemed not to be compatible with the intended look of the subdivision.

The Builder must ensure the building design, construction, colour scheme and home/lot placement meet all Guidelines, Alberta and 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.

2. CONCEPT

The Architectural Guidelines are designed to provide visual control for the building massing, siting, style and colour, and to obtain the best possible streetscape appearance. Alternate exterior treatments may be requested to reinforce the streetscape. Emphasis will be concentrated on trying to create a strong “CURB APPEAL” to each home through attention to detail on the front elevation. In addition the landscaping requirements will form a strong complement to the proposed tree lined boulevards.

A heavily landscaped front yard will be a requirement to ensure a mature streetscape for the neighbourhood.

3. DISPUTES

Should any questions or disputes result from individual concerns; the Developer’s decision will be final.

4. HOUSING DESIGN

Because of a wide variety and individual taste in house types in any development, care must be taken to incorporate these unique values into our development, giving special attention to each home's relationship with neighbouring properties.

To achieve the highest possible standard of visual appeal, a requirement for architectural detailing and continuity will apply to all homes. The architectural themes we have selected provide elements that can be incorporated in a diverse range of styles, in a variety of applications. This framework will encourage originality and individual expression while the pattern of coordinated components and features establish the character of Hawks Ridge.

These elements will include strong entrance treatments, the use of window grills and trim boards. The use of design elements particular to each style is required, but all plans will be reviewed on their own merits.

4.1 Design Style and Exterior Detailing

All homes must provide a professional representation of one of the styles below (see Appendix 'A' for details). All homes 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
- Mountain with Custom Masonry
- Shingle Style
- French Country

Important defining design elements to consider include: Building Massing, Compatibility of Home Size with Lot, Roof Materials and Style, Exterior Cladding, Trim, Masonry, Windows, Entry and Garage Door Styles, Detailing and Colours.

4.2 Overall Building Massing

Careful design consideration must be taken to ensure the garage does not dominate the front. The main and garage roof must blend with the style chosen and not appear to be 'added on' elements to the home.

Entry porch area must be highlighted. Full porches are encouraged where possible.

Bonus room massing may require additional porch sidewall upgrading to diminish large porch sidewall expanses. 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. Exceptions (of a minimum 2'-0" set-back) will be reviewed on a lot-by-lot basis.

Chimneys, if required, should have an oversized width massing (from standard box out width) due to acceptable styles chosen for Hawks Ridge.

4.3 Compatibility of Home Size with Lot

The type (bungalow, split, two-storey etc.), and size of the home must be compatible with the lot chosen. The home must not overpower or under utilize the lot.

Excessive setbacks are to be avoided on all lots and will not be approved on pie shaped lots. Homes must be modified when required on pie shaped lots (should be placed perpendicular to the chord of the arc) to ensure the best possible compatibility with neighbours' setbacks.

Home should be centered on lots wherever possible. Exceptions will be reviewed on a lot-by-lot basis.

Front Drive Garage

The minimum house width must be within two 2'-0" feet of the recommended building pocket on lots greater than 28'-0" pocket. The minimum house width is 26'-0". The maximum garage offset allowed is two feet and may be increased to 4'-0" for pockets of 32'-0" and greater. Homes that are 24'-0" wide will be accepted on 26' and 28' pockets with the garage offset 2'-0" or 4'-0" to fill the pocket.

Duplex

The minimum house width must be maximized to the pocket width. A minimum 20'-0" home may be utilized on 22'-0" pockets with a 2'-0" garage offset.

Additional setbacks may be required to articulate and provide streetscape differentiation to all proposed homes. Proposed sample site plans indicating typical setback requirements will be available from the Consultant for review. It is recommended to obtain Preliminary Approval for all proposed homes to ensure acceptable setbacks.

4.4 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 sample, if required by the AC, for review of equivalent non-listed colour/style shingles (no 3-tabbed product allowed).

Main, garage and porch roof slope should 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.

4.5 Exterior Cladding

Exterior cladding must be compatible with style chosen. Acceptable wall cladding include (see Appendix "C"); Standard Vinyl, Premium Vinyl, Hardie Board (or equivalent), cedar/vinyl shakes, and/or masonry. Premium Vinyl is required on all front and side elevations visible from the street. The following standard (non-premium) options may be permitted on a case by case basis granted by the consultant: Pebble Kaki, Chesapeak Grey and Storm by Gentek or similar. 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 colour palette, which is style appropriate and neutral through to dark earth tone, is preferred. No bright, very light or primary colours will be considered. Alternatives to the standard selected palettes will be reviewed on a lot-by-lot basis.

4.6 Soffit, Rainware and Battens

4.6.1 Soffit and Rainware

Soffit to be a minimum of 12" and 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.

4.6.2 Window, Door and other Battens

Battens must be appropriate to the home style chosen. Acceptable materials include; aluminum, Hardi-plank, 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.

4.7 Masonry

A minimum 120 sq. ft. (R.S.L.) and 100 sq. ft. per unit (Duplex) of masonry is required which is visible from the street (i.e.; front elevation, porch column, flankage side etc.) unless the AC has pre-approved Builder supplied elevation(s) with less masonry but specific style detailing (i.e. Shingle Style, and Mountain Vernacular Custom Masonry amount).

Minimum masonry height to be 3'6" with a minimum 12" return on garage door surrounds and recommended masonry height on column base(s) 3'6". Exceptions will be reviewed on a lot-by-lot basis.

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

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

Masonry features recommended to enhance design style (i.e. porch skirting, bay window feature wall, chimney base if required, stone tile window battens, etc.).

Masonry Colours

Masonry colours cannot be the exact or very similar colours as the adjacent neighbours'.

See Appendix 'C' for masonry style and colour recommendations (colours excluded are: very light or very contrasting excepting Rocky Mountain Rundle). Masonry colour to be compatible with home style and all other colours selected for the home. Brick is not recommended for Hawks Ridge, but will be allowed when a dark colour is selected.

4.8 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 home.

4.9 Front Entry and Garage Door Styles

Entry must include one of; standard front door with a minimum top glass insert, transom, side light(s) or equivalent feature. Standard six-panel door (with no glass insert) will be accepted with transom or sidelight(s) and should be painted noticeably lighter or darker than the siding colour used. A minimum 4'-0" entry area will be required for all Duplex product and 6'-0" entry width will be required for all R.S.L. product.

Garage doors; "Courtyard Collection" (style 161-164, 165E, 166E or equivalent); Muntins and battens must not overpower the glass. <http://www.overheaddoor.com/garage-doors/Pages/courtyard-collection.aspx> OR similar garage door styles from Builder preferred supplier/manufacturer featuring carriage house, barn or heritage detailing. Glass is encouraged. Builder to provide garage door image/profile upon submission.

Standard garage doors will not be permitted.

Entry door may be a contrasting colour (rust, ochre, burgundy, blues approved but not pink, purple, orange, lime green etc.) but must be compatible with the home style and colour scheme chosen.

Garage door(s) must blend with colour scheme and be a solid colour. Matching the wall colour is recommended or similar lighter or darker toned colours (cannot be high contrasting). White garage door(s) not allowed.

4.10 Style Defining Details

Details define the overall look for each style. Style detailing must be used on every home. (See Appendix "E" for style examples). Plain or unfinished elevations, large expanse or unadorned wall plane visible from the street, park or another high profile location, will not be approved and will be returned without review.

4.10.1 Gable Detail, Colours and Materials

Front gables must be proportional, style appropriate and should have materials that are different from the walls (i.e. cedar detailing, shakes, false trusses/beams, louvers, brackets, premium vinyl accent colour etc.).

Minimum 8" fascia is required for all high profile open gables.

Cedar gable detailing; false trusses/beams, louvers, brackets, etc. wood/vinyl shakes, etc. are preferred to the large wall panel detailing. Cedar may be stained a wall/trim compatible or matching nature toned colour.

Smartboard gable detailing elements must blend with the gable (cannot dominate the front elevation). Vertical elements must be proportionately sized to the space and/or using blended wall colours (non contrasting).

Fascia may be the same colour as the walls only if a significant amount of the remaining trim is different than, but compatible with the wall colour.

4.10.2 Front Entry

The porch depth, roof, railing, stairs, columns, box-outs, etc. must be in keeping with the style chosen. The front entry must incorporate at least one style appropriate detail: porch, enhanced entry porch roof, additional wall detail, column(s) etc. All high profile entry doors should be roof covered.

Porch columns to be a minimum 10"x10" and must reflect style chosen. Large, plain white round 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 be a minimum 4'-0" stair width.

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

4.10.3 Garage

A minimum 2-car garage is required located as per the Developer's Marketing Plan (triple garage doors if proposed will be reviewed on a lot-by-lot basis). Garage massing to be diminished by using enhanced garage roof, break to garage wall plane, etc. The garage may offset (typically maximum 2 ft.) as long as the overall proportions of the home are style appropriate.

The maximum distance between the top of the garage doorframe and the garage eave shall be less than 600 mm (2 feet). Exceptions reviewed on a lot-by-lot basis.

Garage doors may be offset on the face of the garage wall only if offset enhances the overall home design.

Garage door(s) must blend with colour scheme and be a solid colour. Matching the wall colour is recommended or similar lighter or darker toned colours (cannot be high contrasting). White garage door(s) not allowed.

4.11 Overall Colour Scheme

Sharp contrasting colours are to be avoided and may be rejected (i.e. Dual Black roof and/or black trim with light walls etc.). The AC reserves the right to approve or reject any colour scheme submitted.

All high-profile wood (PWF) must be stained to complement wall or trim colour.

5. REPETITION

5.1 Home Repetition

The same front elevation must have a minimum of 2 lots in-between, prior to repetition on the same side of the street and must not appear front (or flankage side) elevation to front (or flankage side) elevation 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 elevations on non-high profile lots must be separated by at least one lot prior to repetition and will be reviewed and approved on a lot-by-lot basis.

Similar/same rear elevations on high profile lots must have 2 lots between (adjacent rear elevations must be significantly different).

The same side elevation should not be located on adjacent lots (i.e. side window locations should be compatible with the adjacent elevation. Adjacent sides must meet the City of Edmonton requirements).

5.2 Colour Repetition (Exterior Colours)?

Colours will be approved on an individual basis. Colours will not be duplicated on adjacent lots or directly across the street. The use of a third accent colour is required. This colour may typically be used on the front door or may be used in combination of trim elements for the home. In keeping with the character of the neighbourhood and in consideration of blended streetscapes, pastel colours are not permitted. Darker colour palettes will dominate the streetscape. The non-premium colour selections noted in Clause 4.5 will be reviewed for acceptance within the streetscape. These selections will not be allowed on adjacent lots.

6. HIGH PROFILE LOT REQUIREMENTS

6.1 Corner Flankage Elevation

All flankage sides must be upgraded with window detail similar to the front elevation (battens and muntins) with additional enhanced detailing (see below). Additional detailing may be required by the AC if deemed style and/or proportionally weak. Front porch roof should have a finished end along flankage side.

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

Suggested additional enhanced detailing on flankage elevations:

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

6.2 Corner Setback Requirements (in addition to City of Edmonton setback requirements)

Large 2 storey homes proposed may require a minimum 7 M setback.

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

Second storey only (or gable of bungalow) requires extra detailing such as coloured battens, shadow boards, featured roof, window shutters etc. when siding/backing onto regional pathway, green space etc.

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

Park side to rear elevation wall plane should transition in a balanced, proportional manner.

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 .6M rear wall break, eaves break at no greater than 7 M, and include design elements i.e. feature roofs, shadow boards shutters etc. A full width deck on a 3 storey clear elevation shall be considered on a lot-by-lot basis.

Window muntins are not required on rear elevation.

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 home material.

The Builder should 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).

The above acceptance and information do not set a precedence for any future proposed Homeowner built decks which if proposed, in some cases, may be rejected.

7. HOME REQUIREMENTS

7.1 Minimum Sq. Ft. Home Size Required for RSL Lots

TYPE	STANDARD LOT
2 Storey (RSL)	1,600
Bungalow, Bungalow, Bi-Level / Split (RSL)	1,300

7.2 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 home material.

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.

7.3 Parging

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

A maximum 18" parging is require on all high profile elevations visible from chain linked green spaces.

A maximum 24" parging required on all other elevations.

7.4 Roofing

Roof materials are to be asphalt shingles as per the attached schedule. Minimum roof pitch and roof overhangs are as per each style. Reduced overhangs may be allowed if they are proportionate to the design of the home at the discretion of the Architectural Consultant. The minimum fascia size will be 8". The rooflines on any house must be consistent or complementary to the total house design.

The roofing materials and colours may be selected from the attached Appendix 'A'.

7.5 Garage / Driveway / Walkways

7.5.1 Front Drive Garage

Driveways are to be located in accordance to the approved driveway location plan. Attached double front garages are required. Triple car garages will be reviewed for compatibility to the proposed lot and adjacent siting. The maximum distance between the top of the garage door and the garage eave line should not be more than 18". Where the design exceeds this requirement the use of additional architectural detailing to reduce the impact is required.

7.5.1a) Driveway Configuration

The driveway is not to exceed the width of the garage to the garage front where the width may then flare to include a walkway to the front of the home or to the rear yard. A wider driveway may be considered if it can be demonstrated that it does not compromise drainage and does not detract from the streetscape and landscaping standards. The minimum width of all driveways will be at least 1'-0" wider than the garage door on each side. Walkway area and side yards may be constructed for side entrance access with allowance for drainage to property lines required for grading.

7.5.1b) Oversized Garages

Oversized (24'+ wide) garages will require articulation in the form of a jog to break up the expanse of flat wall and roof line.

7.6 Garage Massing

The area above the attached garage must include a bonus room or some development of the second floor to balance the overall massing, subject to the approval of the AC Consultant.

Homes will be designed to integrate the garage and minimize the appearance while enhancing the mass of the house itself. Some architectural measures that can achieve this are proportionate development of the second floor above the garage and an emphasis on entrance treatment.

The walkway to a house from the public sidewalk, curb or driveway must be a minimum, poured concrete in broom finish 3'-0" wide. Individual patio blocks will not be permitted.

7.7 Driveways and walkways

May be constructed of the following materials:

- concrete, broom finish
- stamped and coloured concrete
- exposed aggregate concrete

In all cases where coloured concrete is used, the colours must be expressly approved at time of application.

8. LANDSCAPING

8.1 Landscaping Deposit

- a) The Builder shall collect a landscape deposit.
- b) The Landscape deposit will be released only upon fulfillment of the following requirements.

8.2 Landscaping Requirements

Environmentally friendly landscaping that minimizes water use and fertilization requirements is recommended in Hawks Ridge at Big Lake. Yard designs that incorporate features such as rain gardens to utilize rain water; and native or drought tolerant plants that minimize the need for extra watering or fertilizing are encouraged.

Front Yard Landscape

A minimum of one (1) tree and a prepared shrub bed containing at least 6 shrubs, and FULL sod to the front yard and to the curb on the roadway. The trees shall be a minimum (1.5") caliper and at least 1.8m (6' 0") in height. Six shrubs (3 deciduous and 3 coniferous) minimum 18" height or spread in a separate bed, defined by edging (vinyl, brick, landscape block, etc.). Shrub Bed must be located in the front half of the yard and forward of an attached garage. Perennials may be planted in lieu of deciduous shrubs. Four (4) perennials will be considered equal to one (1) deciduous shrub with wood chip mulch or ground cover. Native grasses may be considered for groundcover in the planting beds, but detailed plans must be submitted prior to construction.

The sideyard at the driveway may be finished in sod or rock/bark mulch.

Low maintenance, low water use landscaping in the front yard will be considered, but will require the submission of detailed plans for approval prior to construction. The use of hard surface landscaping rather than sod will require the planting of additional trees and extensive shrubbery, to visually soften the hard surface and achieve greenery. The minimum tree and shrub requirement must be maintained and generally must be increased to offset the hard landscaping elements.

Landscaping must be completed within 365 days of the occupancy of the home. Seasonal delays will be accepted if late fall or winter occupancy occurs.

Completion of the landscaping forms part of the final acceptance requirements.

Please be advised that the City of Edmonton has Landscape Requirements that can be found here:

https://www.edmonton.ca/city_government/urban_planning_and_design/tree-and-shrub-planting-requirements.aspx

These landscaping requirements are as per the Edmonton Zoning Bylaw and may exceed the Developer's requirements.

City Owned Boulevard/Street Trees:

City boulevard/street trees may be planted in the City owned road right-of-way between the property line and the sidewalk. There may not be a boulevard/street tree planted in front of all lots; boulevard/street tree locations are determined by the location of above ground and below ground utilities and roadway designs. If a City boulevard/street tree is planted on the lot, it is understood that this tree is in addition to the front yard tree and other landscape requirements required.

8.3 Fencing

Fencing shall be consistent in design and colour with the fencing style established for the subdivision, a copy of which is attached. Where black chain link or wrought iron fencing is used at the back of lots on green space or SWMF areas the same fencing may be used along the side yard areas to the back of homes to ensure an open visual appeal for the rear of all homes. Wood screen fencing may also be used to allow for privacy between neighbours if this is desired. This type of selection is generally mutually agreed upon by the adjoining neighbours.

Wood screen fencing is acceptable on all other lots and as outlined in the foregoing, shall be consistent in design and colour with the fencing style established for the community, an illustration of which is attached in detail in Appendix 'B'.

The maintenance of all fences is the responsibility of the home owner, or their Home Owners Association depending upon the circumstances.

9. MISCELLANEOUS

9.1 Residence Address

The City of Edmonton Bylaw requires all homes to provide an address sign identification to the front of the home visible from the street. Please ensure address identification is provided prior to requesting a Final Home and Lot Inspection.

9.2 Lighting / Satellite Dishes

Pot lights or upgraded exterior fixtures appropriate to the home style should be chosen for the front entry and garage area. All selected 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.

9.3 Accessory Buildings

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

9.4 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.

10.0 ANCILLARY BUILDINGS / GARDEN SHEDS

Where such structures are visible from public adjacencies, (perimeter lots, corner lots and lots designated high visibility) exterior finish style and colour shall complement the house. Roof style and materials are to match the materials used on the house.

The side wall elevations of accessory buildings/sheds shall not extend higher than adjacent fencing.

Accessory buildings on lots designated high visibility must be a minimum of three (3) metres from the rear fence line.

11.0 INTERPRETATION

The enforcement, administration and interpretation of these guidelines shall be at the discretion of the Developer or its designated consultant. The unfettered application of these guidelines shall be without notice or precedent.

12.0 SITING

12.1 Consultant

Check with the Architectural Consultant for all applicable drawings, and any special conditions.

12.2 City Regulations

Ensure that city regulations are met and note relevant plans regarding utilities and rights of way.

12.3 Grading

Check Building Grade Plans and conform to them. Do not grade to existing vacant lots or unfinished lanes, but to elevations provided.

12.4 Plot Plans

Plot plans must include the following:

- Scale 1:300 metric
- North arrow
- Municipal address
- Legal description of property
- All property lines designated and dimensioned
- Size and location of proposed building(s) dimensioned to property lines, existing building and other structure where applicable
- All cantilevers (including floor, bay windows, fireplaces, eaves, etc.)
- Abutting streets, avenues, reserves, etc. Easements and utility right-of-way labeled and dimensioned, accurately figured, explicit and complete
- Spot elevations around building and drainage directions
- Dimensions from property line to sidewalk and face of curbs

13.0 SUBDIVISION APPEARANCE

13.1 Signage

In order to maintain cohesiveness for signage within the subdivision, all signage will be supplied by the Developer, i.e., all model signs, directional signs and general information signs. The only signage to be supplied by the Builders Group will be on lots owned or sold by that Builder. Excessive abuse of signage, including sandwich boards may necessitate removal of ALL Builder's and Realtor's signs.

13.2 Excavation Material

All Builders must ensure that all excavation is kept within the confines of their lot. Any spillage on a road, lane, sidewalk or neighbouring lot must be removed immediately or the Developer will arrange for its removal and invoice for expenses.

13.3 Clean Up

Builders should encourage timely removal by all subtrades of litter on building sites. Builders will be provided with a 48-hour notice period; failure to comply will result in a clean-up bill being charged to the lot. Supply of bins by the Builder is recommended. Any general clean-up of the subdivision implemented by the Developer can and will be charged pro-rata to all builders.

13.4 Construction Activity

Each Builder is responsible for inspecting the condition of curbs, sidewalks, street lights, water curb cock (cc) services, boulevard landscaping on or adjacent to his lot. As per applicable Sales Contracts.

14.0 APPROVAL PROCESS

Prior to building the Builder inspects the lot and all services; all discrepancies or damages to be reported via the LotWorks Website.

Before applying to the City for a development permit, the Applicant shall submit an application for approval via the LotWorks website. This application shall include the following:

- one complete set of house plans at 1/4" or 3/16" = 1";
- plot plan, prepared by the designated surveyor at 1:300, showing lot and house grades and drainage pattern and floor and garage elevations;
- completed application form; and
- material and colour samples, as required.

Windward Landtec will review the plan and recommend approval, modification, or rejection of the application based on the adherence of the plans to these guidelines. This decision should be made within five days of submission. Should disputes arise, the Developer shall make the final decision on the acceptability of plans.

Once approved, Windward Landtec will send a copy of the application indicating any changes to the applicant. After approval, the plans may not be altered without prior approval of Windward Landtec. The Developer will keep an up-to-date record of plans via the LotWorks website showing house types, colour, roof lines and grades.

The applicant is responsible for notifying WINDWARD LANDTEC INC. that the house is complete and ready for inspection. This notice must be in writing and contain a lot grading certificate, signed by an A.L.S., certifying that the lot has been graded as per approved lot grading plan. In addition, the applicant must obtain a lot grading inspection report from the City of Edmonton Drainage Branch and provide it to Windward Landtec Inc. Construction will be inspected once completed to ensure compliance with these guidelines. If the lot-grading certificate is in order and the landscaping is acceptable, the landscape deposit will be refunded in full.

No stakeout will be granted until approved by Windward Landtec Inc.

15.0 DAMAGE DEPOSITS

A damage deposit, as per Anthem United standard purchase or sale agreements, is due prior to house plan and grade approval to cover:

1. Contravention of architectural objectives.
2. Possible damage to:
 - a) Curb stop - water valve
 - b) Sidewalks, curbs and gutters
 - c) Driveway aprons and asphalt
 - d) Boulevard landscaping and trees
 - e) Rear gutters and walkways
 - f) Light standards
 - g) Fire hydrants
 - h) Cathodic Protection points
 - i) Grading and drainage swales
 - j) Fencing

15.1 Landscape / Damage Deposit Return Procedure

1. Exterior completed in accordance with these guidelines and as approved by the architectural consultant.
2. Final grading completed and landscaping completed satisfactorily.
3. Grading Inspection Report from the City of Edmonton Drainage Branch.
4. Water valve exposed and marked.
5. Sidewalks, street, lanes, gutters and curbs cleaned.

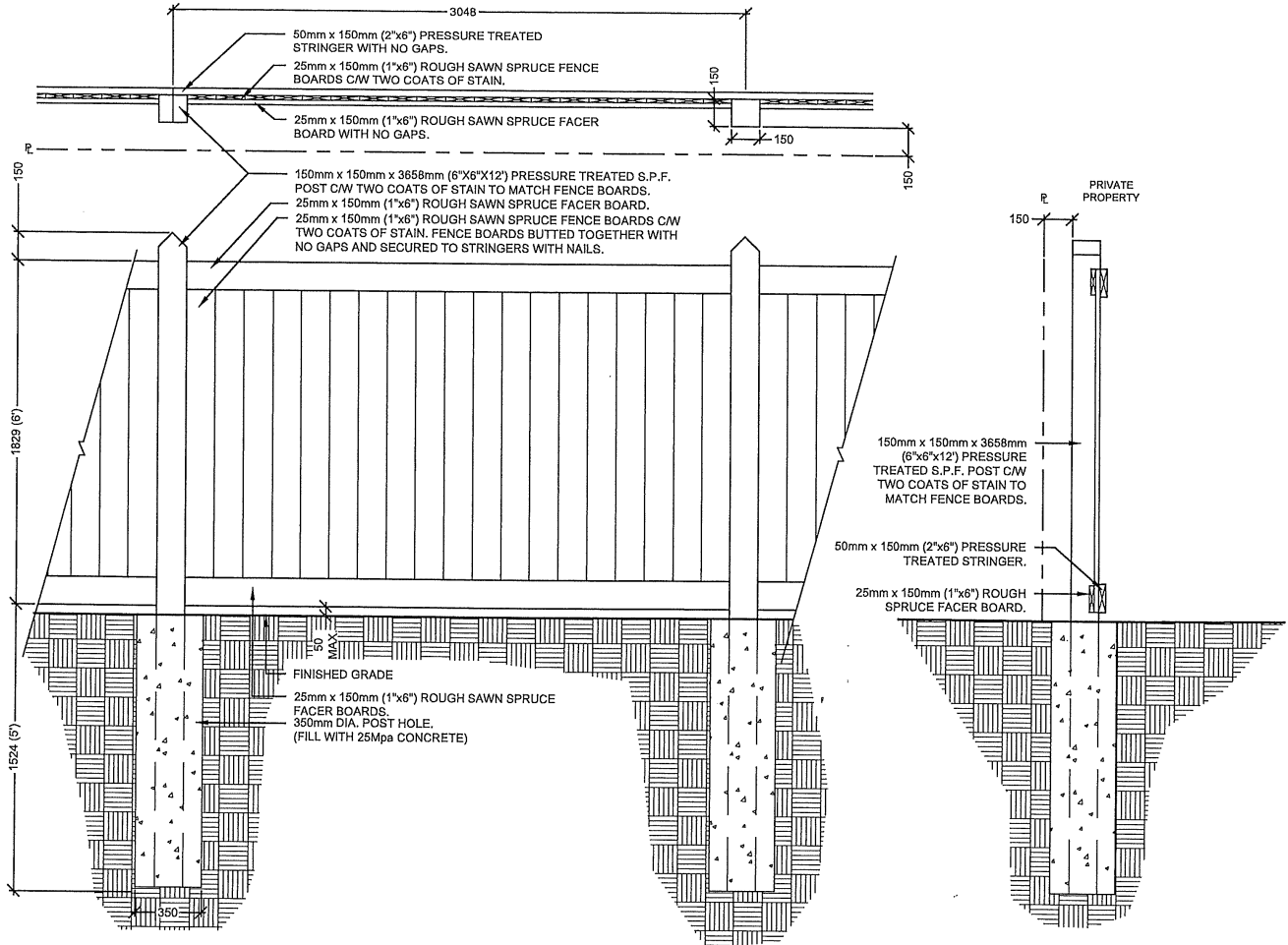
Applications made in writing to WINDWARD LANDTEC INC.

Approved roofing products and colours for Hawks Ridge at Big Lake

GAF	Tmberline HD	Weatherwood, Charcoal, Slate Pewter Grey, Mission Brown Barkwood
IKO	Cambridge 30	Weatherwood, Driftwood, Charcoal Grey, Dual Black, Heatherwood
	Cambridge LT	Weatherwood, Driftwood, Charcoal Grey, Dual Black
BP	Harmony 30	Stonewood, Twilight Grey, Beachwood Dual Black
	Mystique	Twilight Gray, Shadow Black, Antique Wood

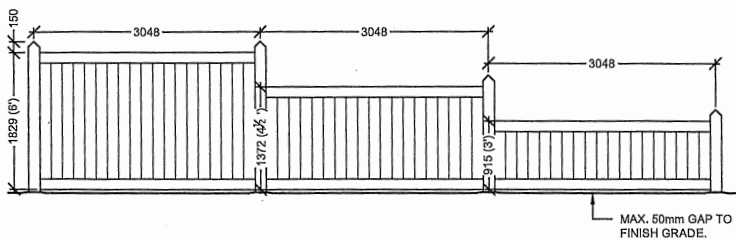
Additional Colours and Manufacturers as approved by the Designated Consultant

Appendix 'B' - Fencing Details (Wood)



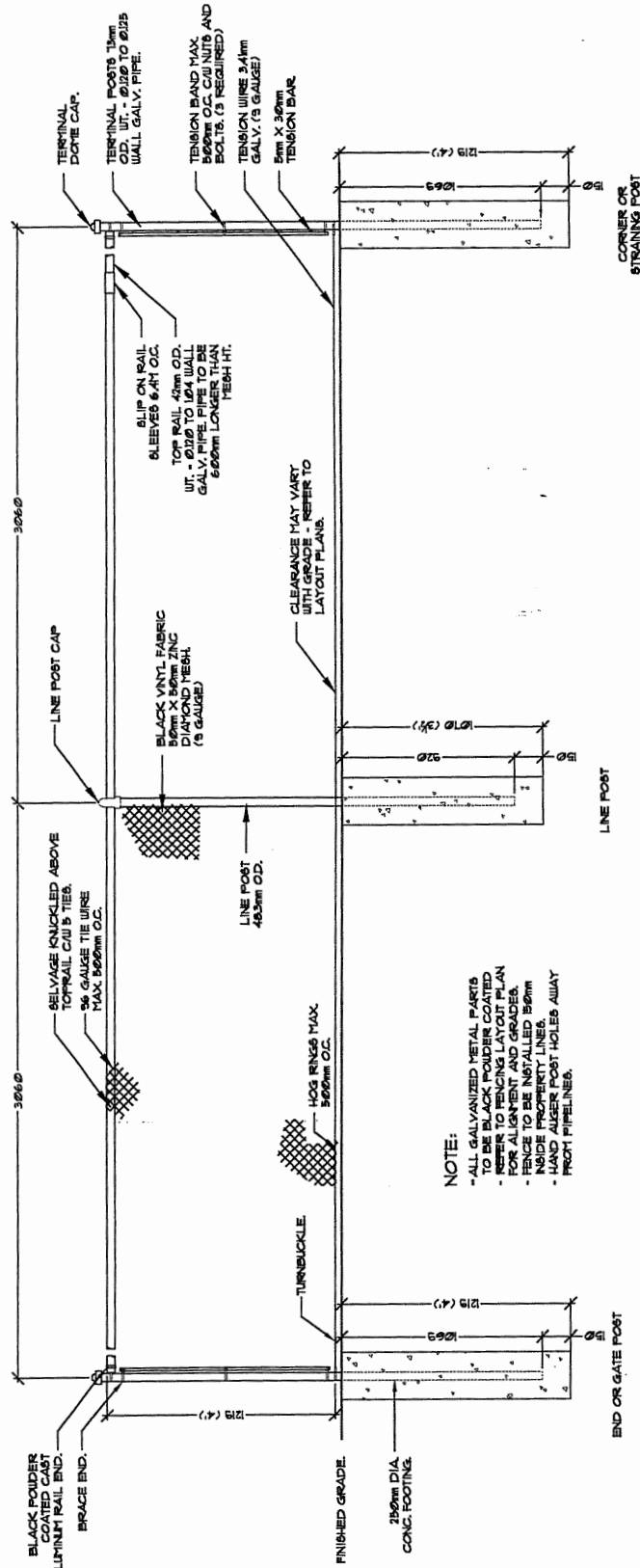
1 1800mm Ht. STANDARD WOOD SCREEN FENCE
SCALE:1:20

Colour : "Pewter" solid stain by Cloverdale.



2 WOOD SCREEN FENCE - STEP DOWN
SCALE:1:50

Appendix 'C' - Fencing Details (Metal)



1 1200mm HT. BLACK VINYL COATED CHAINLINK FENCE DETAIL

L11 SCALE: 1:20

Appendix 'D' - Colour / Material Recommendations

Elements	Specifications
Trim; Shadow Boards, Shutters, Battens Colour etc.	Colour restrictions for all trim, fascia, battens; 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 Door / Garage Door	Front door; most colours considered i.e. darker reds, greens, blues etc. (exceptions = very intense, very contrasting with chosen colours etc. = no) 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 home colours.
Non High Profile Fascia	Aluminum in colours compatible with home colours.
Soffit / Rainware	Not approved; 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. <u>Note:</u> White and Linen may only be approved subject to acceptance by the A.C.
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, Light 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, Sandalwood, 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 Premium 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, Pebble Khaki, Chesapeake Grey and Storm may be allowed subject to the acceptance of the A.C. (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, Wedgwood, 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)
James Hardie /Cement Board; (and equivalents)	Approved; Cobble Stone, Monterey Taupe, Sandstone Beige, Timber Bark, Khaki Brown, Woodstock Brown, Acorn, 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, Navajo Beige

(Cont'd) Elements	Specifications
Vinyl Shakes; Nailite	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)
 Novik	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)
Masonry - material/style/colour	<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 home. <u>The AC reserves the right to reject any masonry colour or style.</u></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). Cobblestone (Coal Canyon, Grey). (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, Raven, NO Mocha)</p> <p>‘Gaf Canyon Rock’ Approved; Premium Classic Fieldstone (Mountainside Brown, Cloud), Ledgestone, NO River Rock Front</p> <p>Brick – Dark Colours Only</p>
Front Porch Railing	Metal/Wood to be compatible with style of home and chosen colours
Roof Venting Wind Turbine	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. Meter
Meter Placements	Meters may require i.e. landscape screening if highly visible from the street or parks

Architectural style details provide possible elements to incorporate in to the elevation design of their homes.

Arts and Craft Style

Home designs must emphasis 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 must have a horizontal look (minimum 6:12 slope)
- Secondary Roofing (front porch, garage roof) overall must 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 to be 18" - 24"
- Secondary roofing overhangs to be a minimum 12" (excepting cantilevers = min. 6" overhang required where possible)
- 6" Corner boards may be required on simplified elevations, standard size (i.e. minimum 3 1/2") 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 requirements

Partial and full width verandas are a major element of the Craftsman style. Verandas often have a gable roof consistent in pitch and detailing with the main roof and typically supported by massive tapered columns. The columns may be full height resting on the veranda deck or extending from roof to ground. The base will be larger than the post and likely tapered in stone, shakes or a painted finish. Dormers and inset gables are finished in shakes, exposed beams or angle braces. Entry doors are simple in styling and include small glass panes.

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.)
- 90 sq. ft. 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.)
- Garage massing should be diminished by using enhanced roof, break to garage wall plane, etc.
- Porch columns may vary from shingled, sturdy masonry to well proportioned colonial revival if appropriate to overall home design
- Columns to be a minimum 10"x10" where possible and should appear to support a 'beam' element.
- Minimum 1/2 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.
- 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 or Colonial Revival Columns). A minimum 10"x10" porch column required where possible which should appear to support a 'beam like' element.
- Garage massing to be diminished by using enhanced roof styling and/or break to garage wall plane, etc.

French Country

Overall Building Massing

The French Country home is highlighted by steep pitched hip roofs and without dominant front facing cross gables. Recessed portico entries, curved arches, soft lines, and detailed stonework reflect old world craftsmanship. Both bungalows and two storey designs are permitted.

Roof Styles

The French Country style has steep roof slopes at 9/12 or greater, often in a combination pitch with 12/12 at the side slopes. Narrow dormers are a common feature. Roof overhangs are cropped at 12" or a maximum of 16".

Window Styles and Placement

Multi paned windows have a vertical orientation and may be ganged together. Windows often extend to the floor and are balanced on the square building form. Bay, bow, and boxed-out windows may be features, often with a curved shed roof line. Grills may be full or upper sash with a grid pattern of 4 to 10 panes per sash. Windows may be arched in a soft curve at the top (elliptical).

Stone or Brick Profiles

Brick or stone is applied in panel effect and accented with heavy top trim.

Exterior Cladding

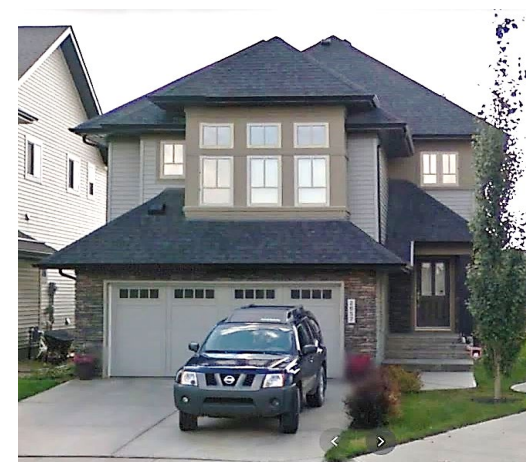
The main body of the house is clad in siding, stone, or brick. Balconies and tall narrow louver details add to the rural character.

Colours

Colours suited to the French Country home are mid to dark earth tones with a dark neutral contrast at the fascia and accents. Trims may also be the same colour as the wall colour. Stone colours are dark and rich, adding to this stately style.

Defining Details

Decorative moldings are typically installed at crown and sill of windows, often combined with panel shutters to match window shape. Cornice moldings are installed at eave lines in combination with stepped shadow bands at gables.



Mountain Style

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 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
Custom Masonry Amount**

All proposals for this style need pre-approval.

- Features generally as per ‘Mountain Vernacular’ with;
- Less masonry and extra style specific details added to the street visible elevation(s).





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