



Starling

AT BIG LAKE

STAGE 1B WEST

DUPLEX

LOTS 18-27 BLK 2

NOVEMBER 2015

ARCHITECTURAL

DESIGN

GUIDELINES

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MMM Group

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Architectural Applications:

Windward Landtec Inc.

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Attention: Ray Jacobson
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Surveyor:

Pals Geomatics Corp.

10704 – 176 Street
Edmonton, AB T5S 1G7
Phone: 780.455.3177
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Stantec may also be used

Solicitor:

Hillenbrand Kozicki LLP

201, 2520 Ellwood Drive SW
Edmonton AB T6X 0A9
Attention: Mark Hillenbrand
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J. R. Paine & Associates Ltd.

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2.0 LOCATION MAP



StarlingAtBigLake.com

NOTE: This plan, prepared for marketing purposes, is conceptual only and is superseded by the registered subdivision plan, land title and approved engineering drawings. Please refer to the afore mentioned plans to confirm all information. Details are current as date of printing and are subject to change without notice - Rohit will not relocate conflicts. The location of all future roads and block lines are subject to revision at the time of subdivision. Landscape shown conceptual only. For more information on land use, please contact the City of Edmonton. 2015.02.11



3.0 OBJECTIVE

The objective of the architectural guidelines is to ensure the very highest standard of visual appeal and image; ensuring compatibility among homes and integration of the community into the natural landscape. Outlining the opportunities and constraints of building, these guidelines will assist builders, designers and home buyers in achieving problem free construction.

4.0 ARCHITECTURAL THEME

The natural landscape setting and history of the Big Lake area provides the perfect setting for this collection of Seaside themed homes. The architectural theme we have selected provides elements that can be incorporated in a diverse range of styles including Heritage, Contemporary and French Country, 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 Starling at Big Lake. These architectural elements – enclosed entries, brick or stonework and the weight of substantial detailing, together achieve a grounded streetscape – homes that are comfortable in their proportions. As the eye is drawn to street level and proportion applies to scale, the statement is “Welcome Home!”. The beauty of the natural landscape, the comforts of things familiar and the simplicity of times long past, this will be the character of Starling at Big Lake.

5.0 STREETScape

Care must be taken to integrate the unique values of each home with special attention to the relationship with neighboring properties. Relative massing, siting and style will be of utmost importance in assuring each home compliments its neighbor and the subdivision. Building massing, siting and style may be adjusted and/or alternate treatments requested to reinforce the streetscape. Entranceways will be covered at a level that encloses and protects the space, at the first level or a height proportionate to the design. The style, width, height and detailing of entranceways will together create a sense of arrival.

6.0 HOUSE SIZE

Houses are to have a consistency of mass and volume within the streetscape. As such, house widths and sizes must relate proportionately and logically to the lot width and neighboring houses.

The second floor area should appear visibly smaller than the building footprint as viewed from the street and high visibility elevations. As a maximum the garage frontage may not be more than the following:

- Max 20 ft garage on 24 ft wide pocket

- Max 15 ft garage on 20 ft wide pocket (single car garage)

Exceptions to this requirement may be granted at the discretion of the consultant based on a review of siting additional detailing provided to the home.

The minimum house width at both the front and rear elevations must be within 2’ of the building pocket for all lots. These requirements may be waived for homes on irregular or larger lots at the discretion of the consultant and based upon exceptional design

Starling at Big Lake provides room for homes to be built well in excess of the minimum requirements noted below. However, the minimums provide the opportunity for variations in size which, when combined with landscaping considerations, will contribute to the ultimate character of the neighborhood.

SIZES Duplex Lot (each unit)	
TYPE	Sq. Ft.
Bungalow	1,248
1 1/2 Storey	1,250
2 Storey	1,250

Homes incorporating a garage offset of more than 2’ will be specifically reviewed for suitability. Homes will be reviewed on their individual merits of design, massing, proportion, and compatibility and, where the Architectural Consultant considers the plan to be exceptional, and, provided that the house confirms with the general trend of the neighborhood, exceptions may be considered.

7.0 SITE PLANNING AND GRADING

Site planning and grading must accommodate the natural slope of the land with variations in grade absorbed within the building mass as much as possible. Lot grading must be in strict conformance with the approved grading plan for the subdivision. For lots with a more dramatic change in terrain such as walk-out basement lots or drive under lots, there may be a requirement for special terracing and/or retaining walls. The purchaser shall be responsible for the design and construction of such retaining structures and must ensure design grades and lot drainage is not compromised.

Natural elements such as boulders are preferred for construction of all retaining walls, to provide a blend with the natural terrain. If the retaining structure is to be more than one meter in height, it must be stepped to reduce the wall's visual mass.

Special attention is to be given to the treatment of exposed concrete foundation walls. A maximum of 2' of parged concrete will be permitted on all elevations of the homes. Variation in grade and basement design may require cladding material be lowered or extended to within 2' of ground level.

Front entry steps are to be a maximum of three risers per set. Where the grade calls for more than three risers, the run must be split. Exceptions to this requirement may be granted in consideration of unique design, topography and lateral bracing concerns. If there are more than three risers per set, the step will be a minimum 4' wide with appropriate railing style.

Homes will be reviewed on their individual merits of design, massing, proportion and compatibility and, where the Architectural Consultant considers the plan to be exceptional, and, provided that the house conforms to the general trend of the neighborhood, exceptions may be considered.

8.0 GARAGE/DRIVEWAY

The use of glass panels in overhead doors is recommended as illustrated for all lots. The style of glass panels must be as shown. Sunburst or other patterns will not be permitted. Custom Carriage doors will be allowed if appropriate to the design of the home.

Single or double attached as a minimum are allowed under the massing guidelines previously discussed and must be located in accordance with the garage location plan. Driveways and front walks may be exposed aggregate concrete, stamped concrete or broom finished concrete. Driveways are recommended to have organic shape with a maximum driveway width at the front property line not larger than the width of the garage. A driveway location plan is required as part of the submission process. All side drive garage locations will be reviewed for compatibility with adjacent homes. Side drive garage locations will require a landscaping buffer to adjacent lots.

A maximum of 18” must be maintained between overhead garage door and the eave line. Where the height exceeds 18”, special detailing may be required. Gable ends will require appropriate detailing to soften the visual impact accordingly. Garage overhead doors must be compatible with house in style. The use of Stockton (Heritage) glass panels is encouraged at the overhead door.

Corners of overhead door must be straight. Angled corners will not be permitted.

Lots with oversized or side drive garages will be required to upgrade driveway surface to exposed aggregate or stamped concrete at the discretion of the consultant.

9.0 IDENTICAL ELEVATIONS

Similar or approximately identical elevations must not be repeated within two lots or directly across the street (XOAX). To be considered different, an alternate elevation must reflect substantial modifications. Repetitive use of elevations will be monitored to ensure interesting streetscape.

It is highly recommended that the same model not be placed adjacent to each other to meet this requirement.

10.0 EXTERIOR COLORS

Colors will be approved on an individual basis. Colors will not be duplicated on adjacent lots. The use of a third accent color is required and cannot be applied in the same medium as the main exterior finish (i.e. two types of stucco will not be permitted). In keeping with the character of the neighborhood and in consideration of blended streetscapes, pastel colors are not permitted. Heritage colours or Premium colors (Mitten – Act II or GAF – CertainTeed Monogram typical) will be a requirement on all lots. Darker color pallets will dominate the streetscapes. White trim colours are a requirement on all lots. Bold and vibrant colours are encouraged. All overhead doors must be white. Note: for Semi – Detached Homes the Primary wall colour may be non – premium colour if accent colours are darker and premium color. The review of these exceptions will be at the discretion of the consultant.

11.0 CORNER LOTS

Houses on corner lots require special consideration. Flanking side elevation will have suitable front elevation treatment with principal roof planes sloping toward view. All models will be considered for corner lots based on their unique suitability to these locations. Models will require variation in wall planes, substantial roof line between floors, appropriate wall heights, window placement and detailing.

12.0 WALKOUT LOTS

The rear elevation of these homes requires special design consideration and must avoid large expanses of blank wall space as well as a three storey towering appearance. The architectural devices that will best achieve the desired elevation are a combination of various wall planes, downhill sloping roofs in combination with dormers, decks and balconies. The distance from grade to the first eave line should not be more than 20'.

12.1 HIGH VISIBILITY LOTS (REFER TO MARKETING PLAN)

High visibility rear elevations require special design consideration. These elevations must have openings of a number and size that are suited to the wall area, and incorporate detailing and roof lines consistent with the front elevation and overall design. The lots affected in Stage 1B West will be those backing onto the arterial roads – collector road, Horseshow Creek and the storm water management areas including the bio swale. Lots 18 - 27, Blk 2, are designated high visibility.

13.0 ROOFING

To provide a unifying theme throughout the subdivision, the minimum roof pitch will be 7/12, with the exception of bungalows which will require an 8/12 pitch to adjust massing. In consideration of overall massing and style, some secondary roofs may not be subject to this minimum requirement.

The roofing materials/colors may be selected from the following:

Cedar Shakes

Uni-crete Roof Tile (muted earth tone colors)

Decra Metal Roofing (shake profile in earth tone colors)

30 Year Architectural Asphalt Shingles (approved colours)

(Please refer to the attached addendum for a complete list of approved materials)

(For details see attached Appendix A)

Roof overhangs will be proportionate to the design with suitable overhangs incorporated at all cantilevers, box-outs and bays. A minimum 8" (eight inch) fascia is required.

Chimneys and flues must be contained within a corbelled chase, finished in a style consistent with the home design.

14.0 EXTERIOR FINISHES

To achieve the standard and caliber of visual appeal, a requirement for architectural detailing and continuity will apply to all homes.

Brick or stone, a minimum of 120 square feet will be required in a panel effect. For example, if stone or brick is applied at the garage front, it must extend the height of the garage including above the overhead door to create a panel effect. Stone or Brick applied as an accent will not be permitted. An alternate application of a minimum 4'-0" height on garage sides will be allowed at the discretion of the Consultant. The use of window and door surrounds will be a feature on all homes. Trim will be a minimum 6".

The use of stucco as trim around windows etc. will not be permitted.

A reduction in stone use will be considered by the consultant if additional trim is applied for added detail and visual interest in accordance with the seaside theme.

Entranceways will be covered at a level that encloses and protects the space at the first level or a height proportionate to the design. The grand but somewhat overwhelming two storey pillared entries will be discouraged. Wooden verandas and porches must be skirted to grade with closed risers. The front facing elements of these verandas must be stained to match the wall colour or trim colour. This includes the front facing portion of the front steps.

Louvers and trim details must be consistent with the seaside theme.

Acceptable cladding materials include:

- double 4/5 beveled, cove or traditional vinyl siding in horizontal application
- no "Dutch lap" siding - Traditional profile siding is required
- cedar siding in horizontal application of profile suited to design
- hardboard siding, pre-finished (long life), horizontal application
- river rock will be considered on an individual basis
- stucco of sand float finish in darker palettes upon consultants review

All trim details and masonry must be returned 2 feet around corners.

Where columns or posts are used on the front or highly visible elevations, they are to be of substantial form and solid in appearance. Columns and posts should include suitable step details at top and bottom. Please see Appendix B for column details. All columns as per details are to be white in colour to match the white trim defined in this area.

Homes will be reviewed on their individual merits of design, massing proportion and compatibility and, where the Architectural Consultant considers the plan to be exceptional, and, provided that the house conforms to the general trend of the neighborhood, exceptions may be considered.

15.0 FENCING / LANDSCAPING / OTHER

Wood fencing is acceptable on all lots and shall be consistent in design and color with the fencing style established for the community, an illustration of which is attached as Appendix C.

The fence colour noted is Cloverdale Paint, CLA002 - tint code. Weather One Solid Hide Stain, product code - 72301.

15.1 LANDSCAPING

It is the responsibility of the homeowner to landscape the front yard and the rear yards of all high visibility lots. In the case of corner lots, the front yard shall include the flanking side yard to the sidewalk, curb or boulevard and to the rear corner of the house.

Lot planting plans are attached for reference and inspiration only. These plans prepared by a professional landscape architect, utilize a variety of plant materials, readily available from local greenhouses, within a reasonable budget.

All eco-scaping proposals shall include a minimum of 50% sod and must be approved by the Consultant.

The minimum landscape standard for all lots shall consist of sod, one tree and a prepared shrub bed containing at least six shrubs. In addition the rear yard of all high visibility lots will require sod and three additional trees. The minimum deciduous tree shall be 2.5" caliper for front yard and 2.5" caliper for rear yards - measured 6" above ground. The minimum coniferous tree (spruce or pine) must be a minimum 8' tall. Shrubs shall be 18" in height or spread. A prepared bed is defined by edging (landscaping vinyl, brick, concrete, etc.).

All landscaping must be completed, in accordance with the requirements, within twelve months of completion of the house (subject to seasonal limitations). To ensure compliance with the landscaping requirements, a \$5,000.00 security deposit must be paid by the Purchaser, to be refunded by the Builder, upon confirmation of the satisfactory completion of the landscaping.

15.2 ACCESSORY BUILDINGS

The side wall elevations of all ancillary buildings and garden sheds shall not extend higher than adjacent fencing. Where visible from a public adjacency (i.e. all perimeter lots and corner lots), accessory buildings must be consistent in style, finish and color, with the house. Roof style and materials are to match the materials used on the roof of the house.

15.3 ADDRESS PLAQUE

A standardized address plaque, as per the subdivision detail, is required for all homes in the sub-division. It shall be placed on the front of the garage in a visible location.

Alternate locations may be accepted at the discretion of the Architectural Consultant.

15.4 LIGHTING

It is mandatory that all exterior lighting must be LED to promote an eco-friendly community

16.0 INTERPRETATION

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

17.0 SITING

17.1 CONSULTANT

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

17.2 CITY REGULATIONS

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

17.3 GRADING

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

17.4 PLOT PLANS

Plot plans and stakeout must be carried out by the designated surveyor only. 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

18.0 SUBDIVISION APPEARANCE

18.1 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. All builder signage must be approved by the Developer.

18.2 EXCAVATION MATERIAL

All Builders must ensure that all excavation is kept within the confines of their lot. Any spillage on a road, land, sidewalk or neighboring lot must be removed immediately or the Developer will arrange for its removal and invoice for expenses. There is absolutely no onsite disposal.

18.3 CLEAN-UP

Builders should encourage timely removal by all sub-trades of litter on building sites. 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.

18.4 CONSTRUCTION ACTIVITY

Each Builder is responsible for inspecting the condition of curbs, sidewalks, street lights, services, etc. on his lot and must submit written notice of any damages to the Developer prior to commencing construction, otherwise costs for repairing any damages becomes the sole responsibility of the Purchaser.

19.0 APPROVAL PROCESS

Prior to building, the Builder inspects the lot and all services and must complete a Lot Pre-Inspection Report as Attached Appendix D. All discrepancies or damage are to be reported in writing with the application and a copy forwarded to the Developer.

Before applying to the City for a development permit, the applicant shall submit plans for approval of WINDWARD LANDTEC INC. Application shall include the following:

- a) One complete set of house plans; ¼" or 3/16" to 1; scale
- b) Two copies of the Plot Plan, prepared by Pals Geomatics Corp. - 1:300 scale
- c) Completed application form
- d) Material and color samples, as required

WINDWARD LANDTEC INC. will review the plan and recommend approval, modification, or rejection of the application based on the adherence of the plans to these guidelines. Should disputes arise, the Developer shall make the final decision on the acceptability of plans. Once approved, WINDWARD LANDTEC INC. 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 INC. WINDWARD LANDTEC INC. will keep an up-to-date record of plans showing house types, color, rooflines and grades, to advise the applicants of how their proposed house will best fit into the existing situation.

Approval of any and all house plans will be at the sole and unfettered discretion of the Vendor.

No stakeout will be granted until approved by WINDWARD LANDTEC INC.

20.0 DAMAGE DEPOSIT

A damage deposit or Letter of Credit in the amount of \$5,000.00 (or as arranged with Developer when purchasing multiple lots) is due prior to house plan and grade approval to cover:

1. Contravention of architectural objectives.
2. Possible damage to: “ refer to Lot Pre-Inspection Report”
 - 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 swale
 - j) fencing
 - k) utilities box

20.1 DEPOSIT RETURN PROCEDURE

1. Exterior completed in accordance with these guidelines and as approved by the architectural consultant.
2. Landscaping satisfactorily completed as per requirements.
3. Rough grading certificate and city approval of same, from the City of Edmonton Drainage Branch.
4. Water valve exposed and marked.
5. Sidewalks, street, lane, gutters and curbs cleaned.
6. Application made in writing to WINDWARD LANDTEC INC (form attached).

Upon completion of construction, site works and landscaping, a final inspection is done to ensure compliance with the Architectural Guidelines and to check for any damages to municipal improvements. The following items must be completed prior to a request for final inspection:

- Home constructed in compliance with the Guidelines and the approved plan
- Construction complete including seasonal work on exterior, site cleared of all debris, sidewalks and curbs cleaned, cc marked and exposed
- Landscaping completed in accordance with guideline requirements
- Grading certificate for rough grade is provided with City approval

To initiate the final inspection, a request form accompanied by the approved grading certificate must be forwarded by the Builder to Windward Landtec Inc.

NOTE:

- Damages will be assessed @ FAC acceptance only.
- Damage deposits will only be released once damages are assessed and all Final Architectural Inspections are approved as per clause 3 of the Standard Purchase Agreement.

APPENDIX A: ROOFING COLOURS

Approved roofing products and colours for Starling at Big Lake

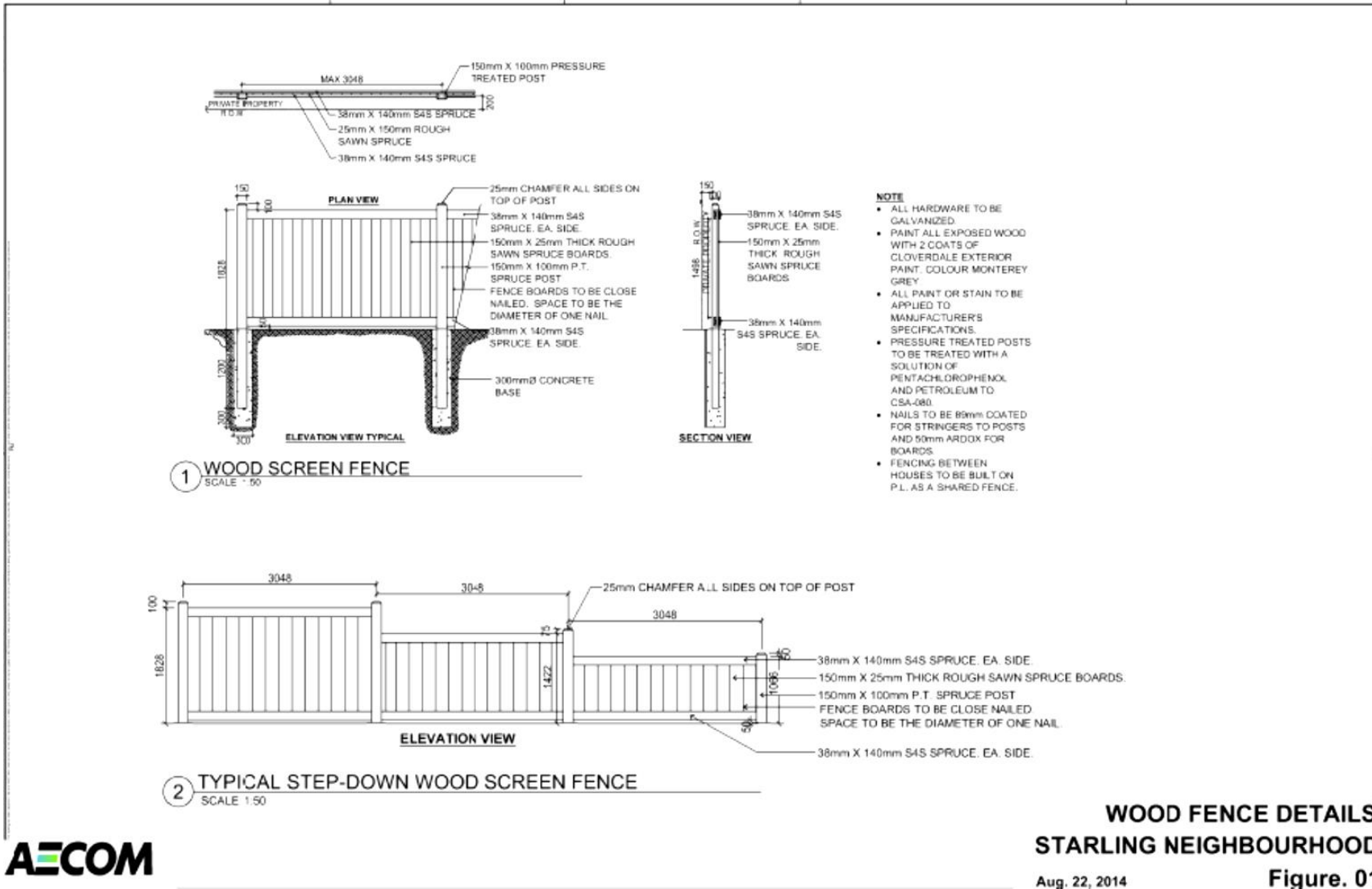
IKO	Cambridge 30	Weatherwood, Driftwood, Harvard Slate, Dual Black
BP	Mystique	Stonewood, Twilight Grey, Antique Wood, Slate Black, Beachwood
Elk	Prestique II 30/40/50 Grande Series	Weatherwood, Antique Slate, Sablewood Barkwood
GAF	Timberline 30 Grand Sequoia	Pewter Grey Blend, Weatherwood Blend, Charcoal Blend, Heather Blend
Decra	Shake Profile Shingle	Compatible colours reviewed on individual basis Fawn Grey, Slate
Unicrete Concrete Tiles	Shake Profile BASIS	Compatible colours reviewed on individual basis

Cedar Shakes

Additional Colors and Manufacturers as approved by the Designated Consultant

APPENDIX C: FENCING DETAILS

**The fence colour noted is Cloverdale Paint, CLA002 - tint code
Weather One Solid Hide Stain, product code - 72301**



APPENDIX D: LOT PRE-CONSTRUCTION INSPECTION



Lot Pre-Construction Inspection

Subdivision _____ Stage _____ MM / DD / YYYY
 Block _____ Lot _____ Plan _____ Municipal Address _____

Representatives

Rohit Name _____ Phone _____ Email _____

Builder Name _____ Phone _____ Email _____

Lot Condition

Item	Description	Photos	Note
1 <input type="checkbox"/>	Sidewalk	Y / N	
2 <input type="checkbox"/>	Curb	Y / N	
3 <input type="checkbox"/>	Driveway Apron	Y / N	
4 <input type="checkbox"/>	C.C.	Y / N	
5 <input type="checkbox"/>	Swale	Y / N	
6 <input type="checkbox"/>	Fencing	Y / N	
7 <input type="checkbox"/>	Street Furniture	Y / N	
8 <input type="checkbox"/>	Excess Material	Y / N	
9 <input type="checkbox"/>	Others	Y / N	

Instructions

1. Please take digital photos (saved as JPEG) of the following: (1) Sidewalk, (2) Curb, (3) Driveway Apron, (4) CC, (5) Swale, (6) Fencing, (7) Street Furniture, (8) Excess Material, (9) Others.
2. Please complete the Pre-Construction Inspection form and return the completed form and all applicable digital photos to Collette Lofton at Lot.Sales@Rohitgroup.com **prior to basement excavation.**

Rohit Land Development will keep these forms and digital photos on file to confirm that you, in fact, received your lot(s) in good condition. If you see any damage to any of the above stated items BEFORE you start building on your lot(s), please take as many photos as you deem necessary and describe the damage on this form.

Builder Representative Signature

Rohit Representative Signature