



Aspen Lakes

ARCHITECTURAL DESIGN GUIDELINES

Aspen Lakes Communities LTD.

Town of Blackfalds

March 2013

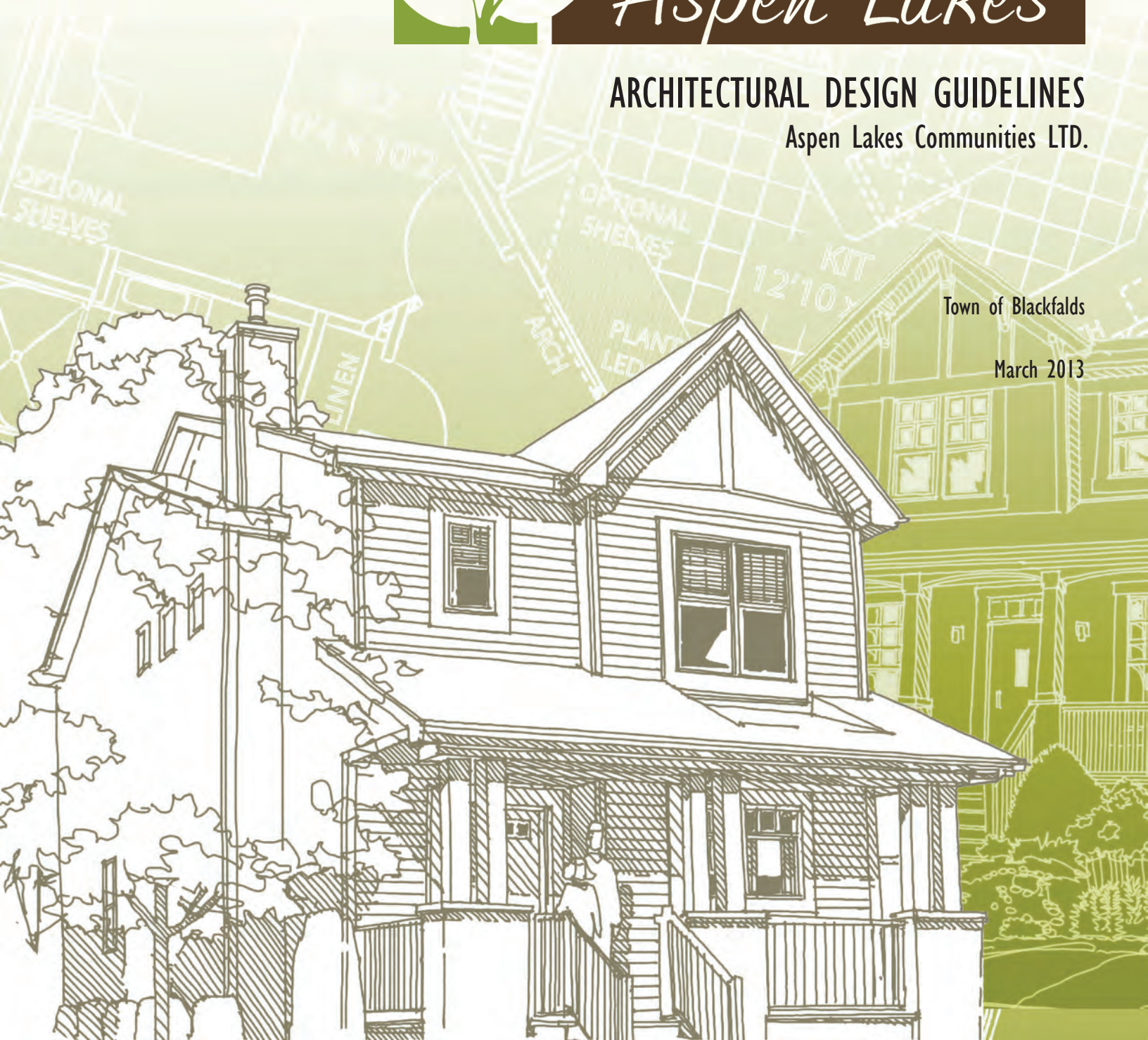


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Introduction

Aspen Lakes is a master planned community, embracing the location and lifestyle of central Alberta. In any built environment, the architectural design should respond to its local natural setting. With architecture playing a key role in the community's vision, this booklet will help Owners, Builders, and Residents achieve a successful development theme for this exciting new community.

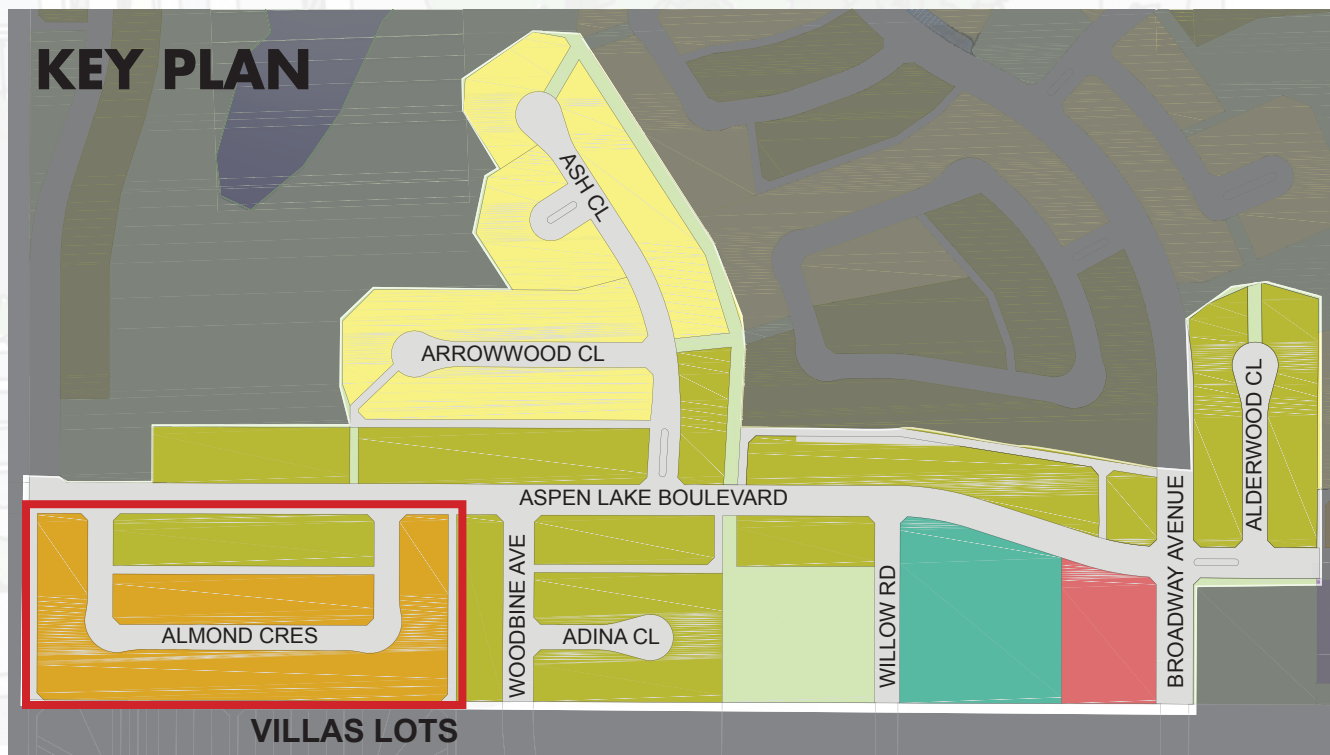
The following document outlines the Architectural Design Guidelines for the community of Aspen Lakes. These guidelines establish a "Level of Quality" approach with high standards of appearance for the entire neighborhood.

The underlying goal of the Architectural Design Guidelines is to allow reasonable variety within individual neighborhood, while achieving visual continuity for all project areas within this project site.

By following these guidelines, builders will establish continuity and consistency throughout the neighborhood, thus creating an aesthetically pleasing community to live in.

To ensure this document is understood and applied, the Developer will designate a Design Review Consultant. Applicants are to submit the required documentation to the Design Review Consultant (DRC) for review and approval. Application will be reviewed in terms of their adherence to these guidelines. The DRC reserves the right to make exception to these guidelines where it is deemed appropriate. Applicants may provide alternative details to those outlined in the guidelines providing that it is demonstrated that conformity to the overall objectives for the quality of the area is being maintained.

It shall be the responsibility of the Owner/ Builder to become familiar with these guidelines and design their housing projects in accordance with them. Conformance to these guidelines will facilitate the creation of a high quality built environment.



Approval Procedure

SUBMISSION REQUIREMENTS

Applicants are to submit the required documentation to the Design Review Consultant (DRC) for review and approval. The DRC reserves the right to make exceptions to these guidelines where it is deemed appropriate. Applicants may provide alternative details to the guidelines so long as the overall objective for the quality of the area is achieved.

Applications shall prepare and submitted on-line or by the paper based application package to the DRC for formal review. Application packages shall include the following documents:

- Three (3) copies of the Architectural Design Review Application;
- Three (3) sets of house plans delineating:
 - Exterior Building Elevations. Views of all typical building surfaces must show architectural detailing, materials, colors, finishes and any other visible features. Elevations shall indicate proposed grade lines and be at a working scale;
 - Building Floor Plans. All floor plans shall show room, window and door locations; and
 - Site plans. Site plans must show front, rear and side setbacks.
 - Manufacturer and color finish of all exterior materials shall be listed on the application form. Builders shall also supply the DRC with copies of catalog cut sheets of all exterior materials and colors to show exterior finish choices.
- A security deposit of \$1,500.00 for design review and compliance payable to the Developer must be attached to the application packet.
- The security deposit will be returned to the Owner/Builder after on-site verification by the DRC that the building was constructed with the materials as approved in the original design plan.

ARCHITECTURAL DESIGN REVIEW SEQUENCE

Application Submittal

Prior to making application for municipal building permits, the Owner/Builder shall submit their Architectural Design Review Application for aesthetic design approval to the DRC via on-line or to:

Aspen Lakes Architectural Approval Process
c/o Stantec Consulting Ltd
1100 - 4900 50th Street
Red Deer, Alberta T4N 1X7

Aspen Lakes Communities Ltd. reserves the right to notify the Builder/Owner of changes to the DRC or its address. The Aspen Lakes Architectural Design Guidelines shall expire 12 months after the last lot is sold in the Development.

Review of Home Design

The DRC will review the application on behalf of the Developer and will recommend approval or rejection based on the compliance with the guidelines. If approved, two (2) copies of the approved submission will be made available to the Owner/Builder and the DRC will keep the other approved set on file. If the application is rejected, the DRC will provide a written description of changes to be made or issues to be addressed. The Owner/Builder is to address any said issues and resubmit the application for approval.

Plan Approvals

Applicants will be notified in writing of the findings of the DRC within 2 working days after receipt of all required materials. Final project approval by the DRC is valid for one year from the date of such approval.

Design Review Fees

Included in the purchase price of each lot are the review fees associated with these design guidelines. The Developer reserves the right to waive or increase applicable fees on a case-by-case basis, if determined the fee to be inappropriate based on the scope of the applicable submission.

On-Site Design Verification

An on-site review of materials used in the construction of the project will be undertaken by the DRC to verify conformity to the approved design. Failure to construct without conforming to the approved architectural finishes may result in the forfeit of the deposit by the Owner/Builder as well as potential conflicts in final building approvals by the governing municipality.

To initiate this review, the Owner/Builder shall submit written correspondence to the DRC requesting on-site design verification. The DRC will then schedule a site visit to verify adherence to the approved application.

Any deviation will be brought to the Owner's/Builder's attention along with the measures that the DRC requires to mitigate or eliminate the noted deviation.

Following the correction of any deviation, the Owner/Builder shall submit a written correspondence to the DRC indicating the date the correction was implemented as well as any relevant documentation of said correction.

Should the DRC be required to complete another site visit to re-verify materials due to the Owner/Builder not building the home to the approved plans, an additional administration fee of \$300 will be back-charged to the Owner/Builder.

Owner/Builder Requirements

DESIGN COMPLIANCE

In addition to these Architectural Design Guidelines, all building designs must comply with the Town of Blackfalds Land Use Bylaws and all applicable Building Code Regulations. Conformity with these guidelines does not supersede the required approval process and construction requirements of the Town of Blackfalds.

SITE INSPECTION PRIOR TO CONSTRUCTION

It is up to the lot Owner/Builder to inspect the condition of the local improvements installed by the developer including, but not limited to the curbs, gutters, sidewalks, street lamps, fencing, etc., in, on or around the lot prior to commencement of construction in order to determine if any damage has been done to these improvement. Written notice of any damages must be submitted at this time, otherwise the costs for repairing damages for same shall become the sole responsibility of the Owner/Builder pursuant to the Offer to Purchase Agreement and Agreement for Sale, where applicable.

APPEARANCE DURING CONSTRUCTION

The Owner/Builder is required to follow the procedures listed below. Those found negligent will be back-charged for clean up carried out by the Developer.

- Owners/Builders are prohibited from dumping or burying trash anywhere on the Lot, parcel or covered property. All trash should be removed on a regular basis.
- Owners/Builders are responsible for communicating with concrete workers. No excess concrete should be left on any construction or adjacent site at any given time.
- Construction crews shall not park in any open space. Vehicles shall be parked so as not to damage any landscaped and/or constructed areas.
- The contractor shall be responsible for controlling dust and noise in the construction site.
- Damage and scarring of other property including, but not limited to, open space, other lots, roads, driveways, and/or other improvements, shall not be permitted. If any such damage occurs, it must be repaired and restored promptly at the expense of the person causing the damage.
- Upon completion of construction, each Owner/Builder shall clean the construction site and repair any damaged property including, but not limited to, restoring grades, repairing streets, driveways, pathways, drains, culverts, ditches, signs, lighting, landscaping and related watering systems, fencing, and other improvements or utilities.
- Owners/Builders should follow all applicable safety standards.

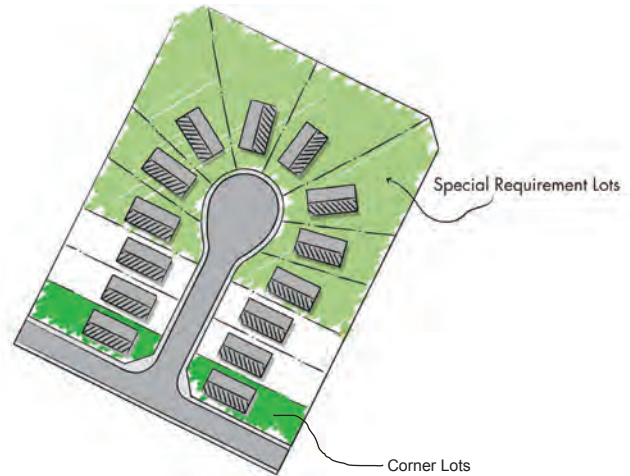
Site Design Guidelines

SPECIAL REQUIREMENT LOTS

Some lots will have special locations and/or dimensions, such as lots situated at the terminal vista of a cul-de-sac, walkout and corner lots. Special requirements may be imposed on the house-to-house coordination of such lots as determined by the Developer at the time of lot purchase by the Owner/Builder.

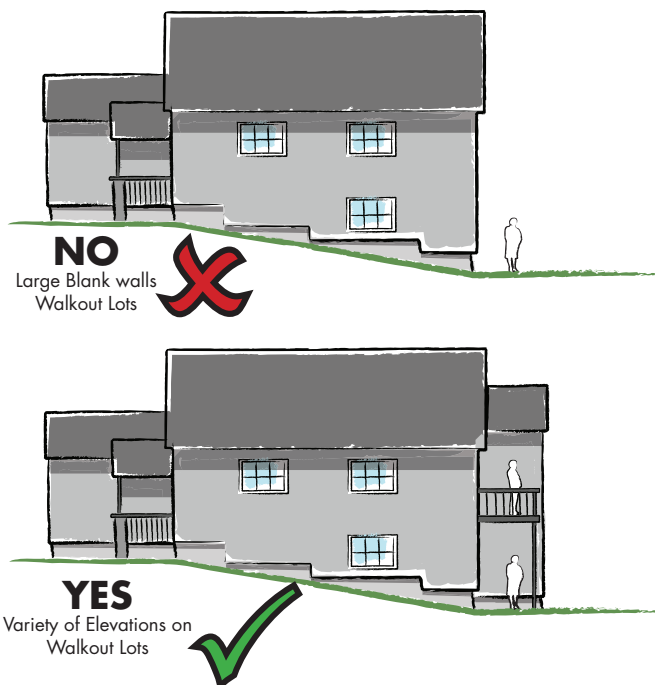
CORNER LOTS

Bungalows or bi-levels are the preferred housing style of choice for corner lots. 2 story or any other style will be approved only where the side elevation facing the street has sufficient architectural detail.



COLLECTOR ROADS

Lots fronting onto collector roadways are strongly encouraged to incorporate a rear attached or detached garage in the site plan. Although not a requirement of these lots, final decision to approve plans that include a front access garage will be determined by the Architectural Control Committee. Purchasers wishing to incorporate a front access garage are strongly encouraged to submit preliminary plans to the architectural committee for review in advance of the submission of formal prints and plot plans.



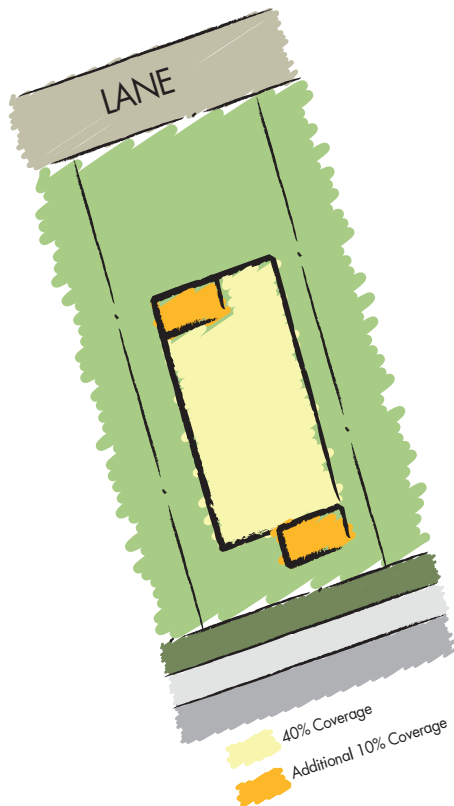
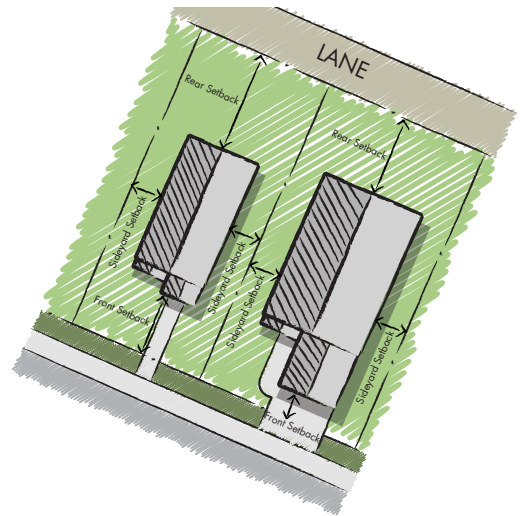
WALKOUT LOTS

Two or three storey full height flat elevations on lots with walkout basements will not be acceptable. The use of architectural devices such as down hill sloping roofs in combination with dormers, decks, variations in the rear wall planes, retaining walls, and grading shall be provided to break up the elevation. Rear gables are also encouraged to provide another level of architectural detail.

SETBACKS

Front/Rear Yards - Houses are to be sited in accordance with the Setback Plan provided by the Developer and approved by the Town of Blackfalds.

Side Yards - Owners/Builders are encouraged to make the best use of all open spaces within their property. Side yards in excess of 6 ft will be reviewed and may require alterations to the house design.



BUILDING ENVELOPE

The proposed building envelope for each site is defined by the required setbacks; the building height and profile; the maximum site coverage for buildings; and other components of the site design.

Site Coverage for the building portion of the site will be limited to 40% for enclosed buildings (including the garage), and increased by an additional 10% to a maximum of 50%, which shall include all components of the site design such as attached covered patios, decks and any other site features.

The location of all site design components shall be approved during the plan review period and shall be at the discretion of the Design Review Consultant.

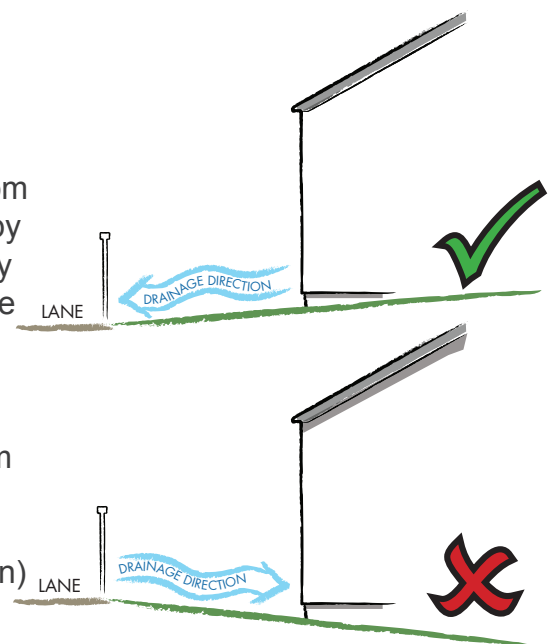
GRADES

Grade sheets for each lot are available and may be obtained from the Developer.

Grades at the corners of the lots are not to be altered from those shown on the grading sheets. Any costs incurred by deviation from the approved grade plan shall be borne by the Owner/Builder responsible. Corrections must be done concurrent with the completion of the house.

The landscaped grade of a lot must always slope away from the house; be integrated into the subdivision system of drainage; and not drain into the neighboring lots.

When setting grades, slopes should fall between 2% (min) to 6% (max).



UNIT SIZE

Minimum dwelling unit square footage for housing in the development are as follows (all areas include total square footage above grade only, garages excluded):

Bungalows, Bi-levels, and Split-levels	1,050 sq. ft.
Two Storey	1,600 sq. ft.
Narrow & Duplex Lots	950 sq. ft.

Villas Lots

Bungalows	1,000 sq. ft.
Bi-levels, and Split-levels	900 sq. ft.
Two Storey	1,150 sq. ft.
Narrow & Duplex Lots	950 sq. ft.

Should a building's square footage be less than specified, the builder must explain in writing the reasons for variance from these minimums. This written explanation shall be attached to the application.

LANDSCAPE & FENCING

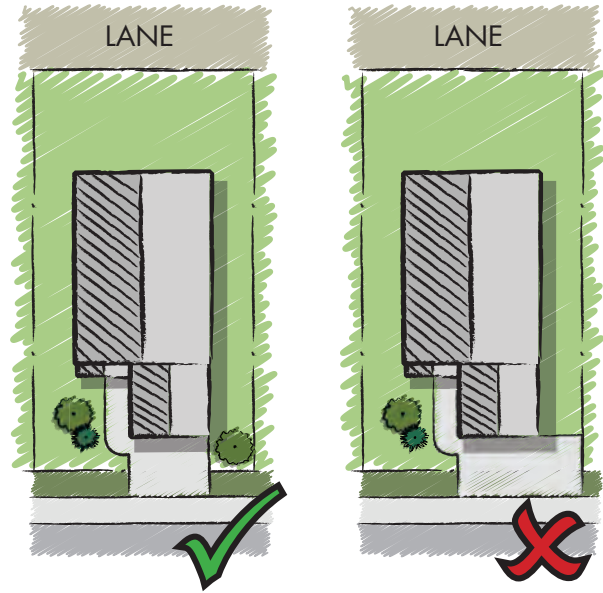
Builders/Owners are encouraged to design homes to suit the shape and topography of the site. Enhancement of the site through the use of landscape elements will address the need for privacy, shade and protection.

- Landscaping for each home should maintain the character of the community and exist in harmony with the surrounding environment.
- All homeowners are encouraged to complete the installation of front yard turf and additional landscaping construction within 12 months of the completion of the house.
- All homeowners are encouraged to install one 50mm calliper (min.) tree and five (min.) shrubs within the front yard.
- All homeowners are encouraged to complete the fencing of their rear yards within 12 months of occupying the residence.
- All lots backing or flanking onto parks and greenways will have a five (5) foot high black decorative fence provided by the Developer.
- All sideyards adjacent to roadways should have six (6) foot high white decorative fence.
- Retaining wall will be limited to an exposed of 0.9 (3 ft) unless it can be shown that a higher wall is necessary. All retaining walls should be finished to complement exterior house finishes and blend in with the landscape.

WALKWAYS & DRIVEWAYS

Walkways and driveways shall be poured concrete throughout the community. Upgrades to exposed aggregate, stamped pattern concrete, or brick pavers are encouraged.

Parking should be limited to the driveway only. Driveways width shall be no greater than the width of the garage. This will allow more space for front yard landscaping; thus, beautifying the overall appearance of homes.



Development Theme

Most modern residential structures are a combination of different architectural styles and elements. Aspen Lakes will portray a development theme inspired by the Craftsman Architectural Styles.

The goal to achieving this quality built neighbourhood is to move away from rigid symmetry; repetitive housing styles; and dehumanizing effects of the industrial revolution.

The primary inspiration is nature; therefore, using local materials and traditional building styles to develop a unique and successful community.

This section is intended to help all Owners/Builders understand the development theme for Aspen Lakes. This document will also describe how to apply the theme components to all homes and landscapes within the community.

ARCHITECTURAL STYLE COMPONENTS



MATERIAL PALETTE

Exterior elements and materials chosen should be compatible with one another and appropriate to the home's architectural theme. Refer to the Architecture Inspiration section to review specific materials.

- Multiple materials shall be used to create visual interest. Builders may wish to consult with the DRC to ensure that too many materials are not used.
- All surface treatments or materials shall be designed to appear as an integral part of the design and not applied. Materials shall wrap columns, porches or balconies in their entirety.
- Each house plan submitted must identify the different materials that are to be used on the exterior of the home.
- Materials that are foreign to the local region or inappropriate to an established vernacular are prohibited. These include mirrored glass, cultured marble, canvas or fabric awnings, etc. The DRC has the authority to prohibit the use of certain materials for this project.



- Cladding (siding): wood, vinyl, aluminum, stucco or concrete fiberboard.
- Roofing: architectural grade asphalt, wood or concrete shingles.
- Foundations: natural stone, cultured stone, brick or stone tile accents.
- Windows: wood, aluminum clad wood, or vinyl clad wood. Glass shall be clear and non-reflective. Muntin bars in windows facing streets are required.
- Doors: wood, steel or fiberglass doors with architectural relief. No flat exterior doors shall be allowed.
- Fascia and Soffits: wood, vinyl, aluminum or composite fiberboard.
- Eaves Trough: various available materials. No PVC is permitted. Downspouts shall be rectangular or square.
- Garage Doors: wood, steel or fiberglass doors with architectural relief. Flat panels are not allowed.

COLOR PALETTE

Aspen Lakes should display a gathering of colors that blend with nature and the local environment.

Contrast should be implemented where appropriate; in order to achieve a well balanced and aesthetically pleasing neighbourhood.

Complimentary accent colors should be used to highlight specific building features.

Should the Owner/Builder wish to use materials other than those listed below, they must attach a letter of explanation to the Architectural Design Review Application. Following are recommended architectural materials to be used in the home construction of buildings within this style.

- Deep, rich colors derived from natural earth tones and accents are preferred. The use of natural colors and tones – browns, red-browns, greens, soft blues and grays (e.g. slate, limestone and grays with a hint of color).
- Color selections for all materials listed within the Architectural Design Review Application must be approved by the DRC.
- Color selection should compliment the streetscape, but not be the same as the adjacent houses. When approving colors, the DRC will consider the overall look and design of the home.
- Complimentary accent colors should be used to highlight building features (such as doors) in a subtle way. Areas proposed for accent color(s) shall be clearly indicated on the architectural plans.

BUILDING ELEVATIONS

All housing elevations shall contain architectural details specific and/or interpreted to the housing style of this project. Detail requirements are the same for front, side and rear elevations.

The charm and character this project will be determined by building elevations that are asymmetrical and varied in their arrangement, and built with local materials using local building traditions.

All residences shall be designed with 4- sided architecture as the rule. This is particularly important for residential units that back or side onto a street.

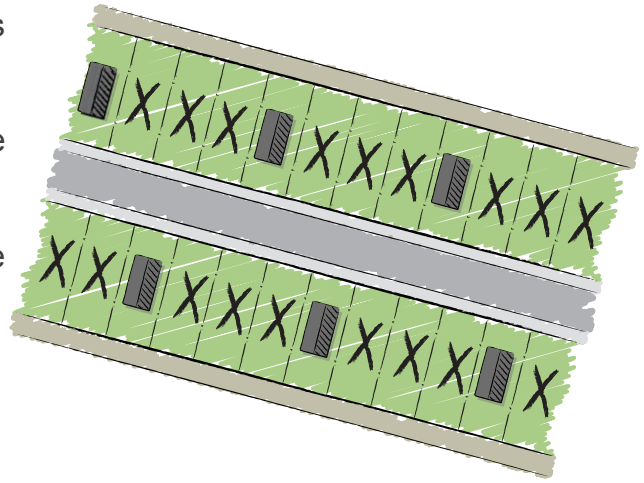
Houses for this project shall be designed with a variety of massings and roof line orientations. This will help to create a community with a variety of housing forms.

Homes with similar elevations shall not be repeated as outlined in House Style Repetition.



HOUSE STYLE REPETITION

A monotonous appearance for buildings is unacceptable. A significant change in features such as roof slopes, size shape and location of windows and doors, colors, and finish materials must be shown on buildings in close proximity to each other. A change of material alone and reversing the plan is not sufficient. It shall be the sole discretion of the DRC if the Owner/Builder meets this requirement.



Residential units should incorporate, where feasible, one and two-story roof designs with varied structural massing and staggered placement.

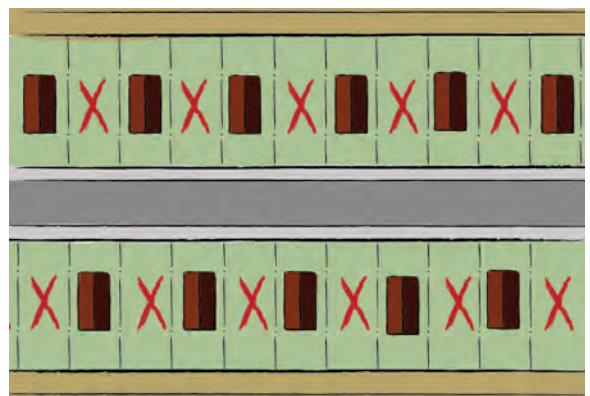
Designs with approximately identical house elevations may not be repeated more often than every fourth (4th) house on the same side of the street and not within three (3) lots on the opposite side of the street.

Side-entry garage-style homes shall not be allowed across the street from each other.

Homes siding onto one another shall not have similar primary colors and materials used for their architectural detailing.

Villas Lots

Designs with approximately identical house elevations may not be repeated directly adjacent or across from each other as per the sketch below. To be different means that there is a significant change in features such as roof slopes, size shape and location of windows and doors, colours, and finish materials. A change of material alone and reversing the plan is not sufficient, however some exceptions may be granted for certain housing types.



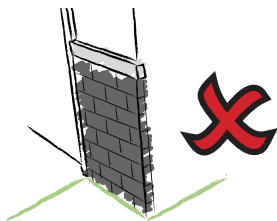
ROOFS

Roofs must be designed to be compatible with the homes architectural style. Particular consideration as to color and material shall be given to the design and treatment of roofs because of their visual impact.

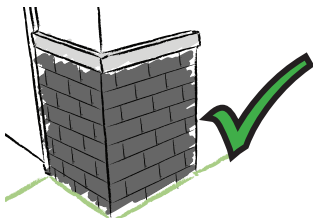
- Steeper roof slopes should be used for any smaller roof features or dormers.
- Gable end detailing is important to provide interest within the gables. Acceptable gable end detailing includes combinations of the following:
 - Shingles / shakes or siding (wood, vinyl or fiber-cement);
 - Brackets, boards or battens;
 - Trim board, where the soffit meets the wall; and
- Roof colors will be subject to approval and must be submitted in the Architectural Design Application.
- Where asphalt shingles are used, high quality architectural grade shingles with a suitable profile shall be used.
- Roof flashing, rain gutters and downspouts, vents and other roof protrusions shall be finished to match the adjacent materials and/or colors so as to minimize reflectivity and glare.
- Eave overhang shall be 16" (min)



STONE VENEER & MASONRY



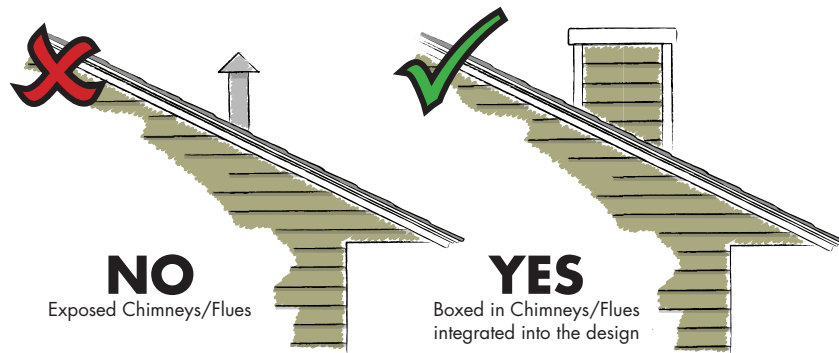
- Stone shall be used as a cladding material to provide a sense of mass at the base of the house.
- Stonework shall be utilized on 25% of the front wall area of the home. This may be reduced if the front wall contains sufficient detail.
- Stonework shall extend at least 16" along the side elevations from the front facade of the house.



Villas Lots

- A minimum of 50 sq. ft. of stonework shall be utilized on the front wall area of the home. This may be reduced if the front wall contains sufficient detail.

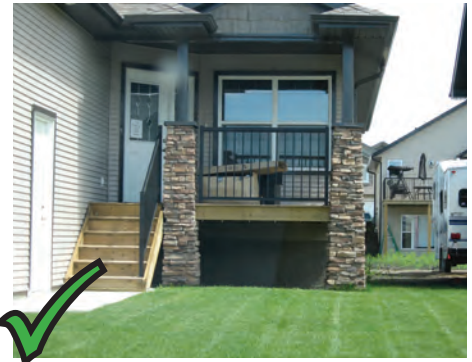
CHIMNEYS / FLUES



Chimneys / flues visible from the street must be boxed in and finished with brick, stone, siding, or material similar to that used on the rest of the house as outlined by the local codes and ordinance. Alternatively, the chimney flue may be located toward the rear of the house.

ENTRANCES

The entrance to a home is an important part of the whole design that should welcome and embrace the homeowner and visitors when entering the home. The entry consists of the front door as well as the entrance porch or veranda. The side of the home facing the street shall be architecturally detailed in a manner that creates a sense of entry to the home and highlights the entrance area. Front doors and entryways shall provide a focal point for the home and be visible from the street if reasonably accommodated.



Consider integrating the entry door within a porch to serve as an outdoor extension of the building.

Doors shall be made from wood, steel or fiberglass with architectural relief and exterior trim. Flat exterior doors shall not be allowed.

Decks and balconies add another layer of interest to the home by creating variation and relief to building elevations.



The design of decks, balconies and railings shall be architecturally consistent with the design of the home. Front porches shall not be finished with exterior carpet.

Railings and pickets shall be wood or steel. No mechanical appurtenance (air conditioning/heating units, etc) shall be mounted on, or attached, to any roof

Air conditioning units shall be placed so as not to be visible from the street.

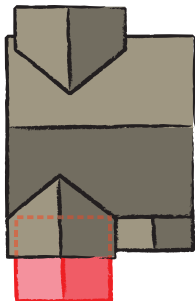
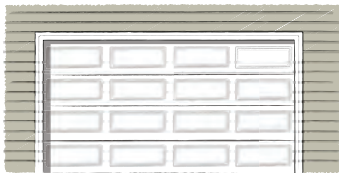
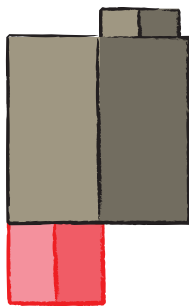
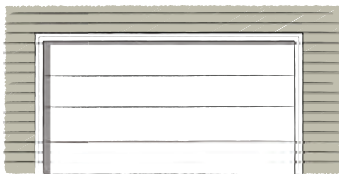
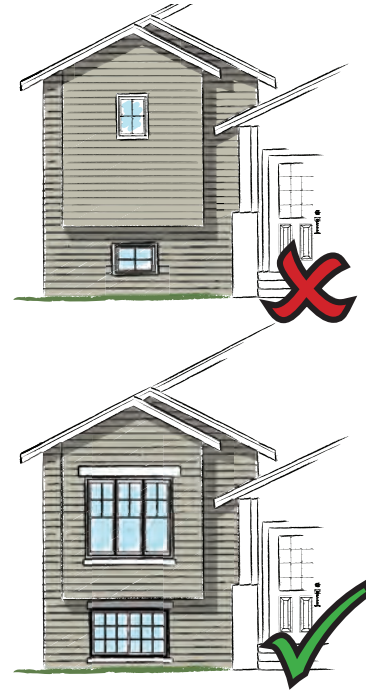


WINDOWS

The design pattern of windows is very important to the facade of the home. Windows should be sized and located according to the architectural styles listed in this document; the overall scale of the home; and the overall design of the home.

There should be a sense of order and hierarchy to the configuration of the design. For example, larger windows for major rooms and smaller windows for minor spaces. Consideration should also be given to the privacy of adjacent lots and the oversight into other yards.

All windows shall have exterior trim on all sides and windows facing the street must incorporate muntin bars. Windows fronting streets must have exterior trim on all sides.



GARAGES & GARAGE DOORS

- Garage doors shall have textural relief. Plain garage doors without relief are not allowed.
- Garage doors shall be recessed into the face of the structure a minimum of 4 inches.
- Driveway locations are specified for each lot according to the subdivision plan
- Certain cul-de-sac and corner lots may accommodate side drive in garages
- All lots in Aspen Lakes shall be developed with front double attached garages except for Villas Lots and lots 1 thru 13 in Block 6.

VENTS AND STACK PIPES

To the greatest extent possible, vents and stack pipes shall be clustered and located on the rear side of the roof or a location out of view.

Colors utilized for vents should blend with roof shingle color.

HOUSE ADDRESSING

All homes shall have their street address numbers attached to the face of the building where they can be easily seen from the street.

Address numbers shall be a minimum of 6" tall.

Address numbers must be a contrasting color to the surface color on which it is attached for ease of viewing from the street.



Environmental Consideration

While not required, the Developer encourages all builders to follow Built Green principles.

- Homes built within this project are encouraged to be built to a minimum Built Green certification level of Bronze.
- Homes built should utilize insulation, house wrap and roofing materials that meet Built Green certification.
- All windows and doors installed should be Built Green certified.
- Homes built should utilize Energy Star materials and products whenever feasible
- Homes should utilize low-flow toilets and water conserving faucets.
- Architectural planning and design should take full advantage of energy efficiency (i.e. natural heating and/or cooling, sun and wind exposure, solar energy properties, etc.)
- Solar collector panels, if used, shall be designed into the roof and camouflaged so as not to be visible from public view.





Aspen Lakes



Stantec