



Stage 3

**Block 5, Lots 69 – 119
Lots 121 – 136**

Block 9, Lots 2 – 66

Block 10, Lots 1 - 22

Architectural and Landscape Guidelines

This document outlines the Architectural and Landscape Design Guidelines for Lots 69 – 119 and Lots 121 – 136 in Block 5, Lots 2 – 66 in Block 9, and Lots 1 – 22 in Block 10. Suntime Stage 3, a comprehensively planned community in the City of Leduc.

These Guidelines will direct homebuyers, designers and builders toward appropriate building forms and details as well as lot landscaping and fencing.

This document is the mechanism whereby the Developer will exercise design control over the building design and lot landscaping and as such forms part of the Agreement for Sale as follows:

- The Purchaser agrees that the Developer prepares, implements and enforces the Design Guidelines;
- The Purchaser agrees that the Design Guidelines form a charge running with the land and shall be protected on title by the Developer by means of an encumbrance;
- The Purchaser agrees to be bound by the Design Guidelines.

No house sale is to be represented to a prospective house Purchaser as final until the Developer has given the final approval of such plans, elevations, lot siting and color scheme.

The house builder shall be fully and solely responsible for such representation.

Setting the Standard for Your New Neighbourhood

1. DESIGN GUIDELINES AND OBJECTIVES

The image of the community and general architectural theme will encourage attention to detail on homes which are well appointed and uniquely suited for the individual single family lots.

The Design Guidelines are the mechanism which encourages the community to be of the highest quality, reflecting its comprehensively planned image, appropriate to the setting.

House plans will be reviewed in terms of their adherence to these Guidelines. The Developer may require certain modifications to house plans and/or specifications where it is felt that a modification is required to take advantage of unique lot characteristics or to conform to the overall objectives of the Design Guidelines.

Applicants may provide alternative details to those outlined in these Guidelines providing that it is demonstrated that conformity to the overall objectives for the quality of the area is being maintained. The acceptability of such alternatives is solely at the Developer's discretion.

2. CITY OF LEDUC STANDARDS

All developments shall comply with the City of Leduc Land Use By-Law.

Conformity with these Guidelines does not supersede the required approval process of the City of Leduc.

3. STYLE

The natural landscaped surroundings provide the perfect setting for this collection of neo-traditional homes.

3.1 Setbacks / Separation Space

Minimum setbacks and side yards must conform to those established by the City of Leduc Land Use By-Law.

3.2 Streetscape

Relative massing, siting and style will ensure each home compliments its neighbour and the subdivision. Entrance-ways will be covered at the first level to enclose and protect the space. The style, width, height and detailing of the entranceway will create a sense of welcome and arrival.

3.3 House Sizes

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 minimum house width measured at the front elevation shall be as follows:

26' to 32' building pocket	minimum width 26' (without offset of garage)
34' to 38' building pocket	minimum width 90% of building pocket maximum*

*Homes incorporating a garage offset of more than 4' will be specifically reviewed for suitability.

Maximum square footage applies as set out in the Land Use Bylaw.

3.4 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.

Minimum setbacks will conform with those established by the Land Use Bylaw. Siting, building mass and style may be adjusted on a lot to lot basis to enhance the streetscape.

The Builder/Purchaser must utilize the designated surveyor.

Special attention is to be given the treatment of exposed concrete.

Block 9, lots 2 – 17 and 20 – 66 shall have a maximum of 2'6" parging on all elevations. On all other homes, parging is to be a maximum 2'6" on all elevations visible from public adjacencies.

Homes will have no more than four risers per set.

The Developer reserves the right to adjust the grading requirements between units after plans for affected homes have both been submitted. A coordinated grading review will be carried out by the Designated Surveyor to ensure that the proposed final grades of a particular house do not adversely affect the adjacent houses. The Designated Surveyor to the mutual benefit of both houses will balance the final grading requirements.

It is the responsibility of the Purchaser after the final grading is complete, to provide the Developer with a Final Lot Grading Certificate prepared by the Designated Surveyor that has been accepted by the City of Leduc, in compliance with the approved grading plan.

Downspouts shall not be connected with the storm sewer system.

3.5 Garage/Driveway/Walkways

- 3.5.1** Homes must be provided with a double attached garage, constructed concurrently and located in accordance with the garage location plan. Homes should be designed to integrate the garage and minimize its 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 treatments. Overhead doors shall be finished in the same color as the wall cladding. The height between the overhead door and the eave should be kept to 2'. Where design exceeds 2', special treatment may be required.
- 3.5.2** The use of glass panels in the overhead garage door is required. The glass will be installed horizontally at the top section, the width of the door, or the four center sections of an eight panel door. The style of glass panels is not restricted.
- 3.5.3** Homes with an oversized garage must include articulation in the form of a jog, to break up the expanse of flat wall plane and roof line. Such homes must also be designed with a street facing window in addition to entry glazing and sidelights.
- 3.5.4** Front driveways may be constructed of concrete, including plain, stamped and colored concrete, colored concrete pavers and exposed or washed concrete. Where colored concrete or pavers are utilized, the color must be expressly approved.
- 3.5.5** 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 and/or rear yard.
- 3.5.6** The front walk must be a minimum 30" width of poured concrete in broom finish, exposed or washed concrete, paving stone, or approved equivalent. Individual patio blocks will not be permitted.

3.6 Identical Elevations

Similar or approximately identical elevations must not be repeated within two lots or directly across the street (XOAX).

Repetitive use of elevations will be monitored to ensure interesting streetscapes. Modifications to elevation treatments may be required accordingly.

4. MATERIALS

4.1 Exterior Colors

Colors will not be duplicated on adjacent lots. The use of a third accent color is required. Eavestrough is to be the same color as the fascia.

4.2 Corner and High Visibility Lots

Houses on corner lots and high visibility lots require special design consideration. Flanking side elevations will have suitable front elevation treatment with principal roof planes sloping toward view. Corner elevations will require variation in wall planes, roof line between floors, appropriate wall heights, window placement and detailing. High visibility rear elevations shall require enhanced treatments.

Corner Lots highlighted for exceptional treatment are:

Block 5, Lot 69

Block 9, Lots 2, 18, 35, 36, 47, 48, 53, 54, 66

Block 10, Lots 1, 12, 13, 22

The rear elevation of walk-out lots require special design consideration. The rear elevation of these houses must avoid continuous 3 story presentation at the rear elevation. The architectural devices that best address this requirement are downhill sloping roofs in combination with dormers, variations in wall planes, decks and terracing. Decks must be constructed concurrently.

All rear elevations backing onto the SWMF will include contrasting trim surrounds at all openings.

Lots Affected: Block 9, Lots 2-17, 20-66

4.3 Roofing

To provide a unifying theme throughout the subdivision, the minimum roof pitch will be 5/12. In consideration of overall massing and style, some secondary roofs may not be subject to this minimum requirement.

Roof materials will be asphalt shingles only in the color of Sandstone or Driftwood.

Roof overhangs will be proportionate to the design with suitable overhangs incorporated at cantilevers, box outs and bays.

Fascia may be 6"

All flues must be contained in a corbelled chase.

4.4 Exterior Finishes

All homes in Stage 3 shall be finished in vinyl siding.

The use of window and door surrounds and/or a combination of battens, trim boards, louvers and shutters will be featured on all homes and consistent with the traditional theme.

Brick, stone, or tile treatment will be a requirement at the front elevation of all homes. A minimum 28 square feet will be applied with 18" returns around the side elevations. The area of the returns will be included in the minimum 28 square foot requirement.

Window grills in a traditional grid pattern are required at the front elevation.

All verandas and wood entry steps must be skirted to grade with lattice or an appropriate finishing detail on all sides

4.5 Accessory Buildings

Accessory buildings must be consistent in style, finish and color with the house and may be a maximum of 10' X 10'.

5. LANDSCAPING & FENCING

5.1 Sod & Planting

All front yards and side yards to the side yard fence tie back must be completely sodded over a minimum of 6" of topsoil. The Purchaser is to prepare all surfaces to final grade. Sod is to be placed to the curb.

On all corner lots, sod shall be placed over the entire boulevard to a point parallel with the rear property line.

All lots require one front yard tree with minimum 7' height for coniferous trees or 2" caliper for deciduous trees (measured 1' above root ball).

The rear yard of these lots will not require rear yard landscaping for completion.

5.2 Timing

All landscaping must be completed, in accordance with the requirements, within six months of completion of the house, subject to seasonal limitations.

5.3 Fencing

All fencing must be installed so that the bottom of the fence is 2" above final design grade.

The following lots will be partially fenced with wood screen fencing: Block 5, Lots 69, 119, 121-136, Block 9, Lots 2, 66, Block 10, Lots 12 and 13

The rear property lines of lots 90 – 119 on block 5 that back onto the railway tracks will be fenced with black vinyl coated chain link fencing.

The rear property line of lots 2 -17, Block 9 and 20 – 66, Block 9 backing onto the storm water management facility will be fenced with black ornamental metal fencing.

Lots 2-17, Block 9 and lots 20-66, Block 9 may accommodate wood screen side yard fencing from the front fence tieback to a point 7 metres from the rear property line. The balance of the side yard fencing, if completed, shall be ornamental metal fencing consistent in terms of design, color and detail with the metal ornamental fence design, a detailed plan of which is attached as Schedule B to this Guideline, and must be a maximum of 4' in height.

*The rear 7 meters of the sideyard between lots 19 and 20, block 9 may accommodate wood screen or ornamental metal fencing (Schedules A and B).

The sideyard adjacent to MR of following lots will be fenced with ornamental metal fencing: Block 9, Lots 35, 47, 53 and 54

All other purchaser installed fencing must be consistent in terms of design, color and detail with the wood screen fence specification attached as Schedule A.

6. OTHER IMPORTANT GUIDELINES

6.1 Appearance During Construction

Each purchaser must inspect the condition of the local improvements installed by the Developer including but not limited to curbs, gutters, sidewalks, street lamps, fencing, parks and landscaping etc. in, on, or around his or her lot prior to commencement of construction in order to determine if any of these local improvements are damaged. Written notice of any damages must be submitted to the Developer prior to commencement of construction. Otherwise costs for repairing damage shall become the sole responsibility of the Purchaser.

Under no circumstances may construction access be taken across designated park spaces.

The Purchaser is required to keep his or her lot clean and orderly during construction. The Purchaser may not deposit any material including building, landscaping, fill or other materials deemed to be garbage or excess on the lots of others. There will be no burning of garbage. Purchasers not complying will be charged for clean-up carried out by the Developer.

7. APPROVAL PROCESS

7.1 Covenant

No construction will be commenced until the approval of the Developer or its Designated Consultant is obtained.

7.2 Initial Submission

The Purchaser shall submit the following information to the Developer or its Designated Design Consultant ten days in advance of desired start date:

- one set construction drawings of the house (1/4"= 1'0");
- two copies of site plan prepared by the Designated Surveyor, identifying the building location, grades and elevations (1:300);
- a completed application form for House Plan Approval (indicating materials, colors, finishes and other specific information as requested on the form);
- color and/or material samples as may be requested.

The Developer or its Designated Design Consultant shall review the plan and recommend approval or rejection of the application based on adherence of the plans to the Guidelines. Modifications may be required as conditions of approval. The Developer will make the final decision as regards approval or rejection of the application. A copy of the application form and approved exterior elevation marked with any changes shall then be made available to the Purchaser. The original application form and construction drawings will be kept on file for future reference.

Any changes by the Purchaser from approved plans must be submitted to the Developer or its Designated Design Consultant for approval in writing.

Incomplete applications will be returned to the Applicant.

7.3 Interim Building Review

The Designated Design Consultant may carry out an on-site review of the homes during construction. Periodic checks may be made to ensure conformance to approved plans and Guidelines. Modifications may be requested related to actual site conditions.

7.4 Final Building Approval

Upon being advised by the Purchaser of the completion of the home, the Developer's Design Consultant shall carry out a site review to confirm conformance to the Guidelines and approval previously granted. The enforcement, administration and interpretation of these Guidelines shall be at the sole discretion of the Developer, or its designated consultant. The decision of the Developer, or its designated consultant, in interpreting these Guidelines shall be final and binding upon the Purchaser.

7.5 Refund of Security Deposit

Following the final Building Approval, the completion of any deficiencies, the acceptance of the lot grading certificate, the completion of the required lot landscaping and confirmation that no other funds are due to the Developer, the security deposit will be refunded by the Developer.

7.6 Consultants

Until further notice by the Developer, the Designated Design Consultant is Mariah Consulting Limited and the Designated Surveyor is Northlands Surveys.

The information contained in the Design Guidelines document is provided as a guide to be used by the Lot Purchaser, and the Developer may revise these Guidelines at its discretion. The Developer and its designated consultants make no warranties or representations as to the accuracy, suitability or completeness of any information provided on individual house plans. The Purchaser shall be fully and solely responsible for all designs, which follow these Guidelines, and for the conformance of such design to the appropriate building codes.