



Stage 5

Block 2, Lots 62 - 78

Architectural and Landscape Guidelines

This document outlines the Architectural and Landscape Design Guidelines for Block 2, Lots 62 - 78 Suntree Stage 5, 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 Bylaw.

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.

Stage 5 of Suntree consists of two distinct home types. These guidelines apply to homes in Lots 62 - 78, Block 2, Suntree Stage 5.

3.1 Setbacks / Separation Space

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

3.2 Streetscape

Relative massing, siting and style will ensure each home compliments its neighbour and the subdivision. Entranceways 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. Two story models only, will be permitted in this stage of Suntree unless otherwise permitted by the developer on corner lots.

3.3 House Sizes

A minimum square footage and/or minimum width requirement are not recommended.

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.

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 foundation walls. A maximum of 2' 6" of parged concrete will be permitted on all elevations visible from public adjacencies, including rear elevations.

Front entry steps are to be a maximum of six risers per set. Where the grade calls for more than six risers, the run must be split.

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.

Lots 62 – 78 on Block 2 must connect the sump pump discharge to the storm sewer system.

Downspouts shall not be connected with the storm sewer system.

3.5 Garage/Driveway/Walkways

3.5.1 Homes must be provided with a minimum 20' wide garage pad constructed concurrently with the home. Pads must be constructed of concrete, including plain, stamped and exposed or washed concrete.

3.5.2 Detached garages must be consistent in style, finish and color with the design of the house. Finishing materials and roofing must be the same as the dwelling.

3.5.3 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 (XOEX).

4. MATERIALS

4.1 Exterior Colors

Colors will be 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 Lots

Houses on corner 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.

Lots highlighted for exceptional treatment are:
Lots 78 and 62 on Block 2

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 5 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 and stone may be applied as cladding or accent with 18" returns.

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

An emphasis on entrance treatments is a requirement. Such treatment may include the use of verandas, courtyards and covered entries. The roof line at verandas and porches will be the same depth as the landing.

4.5 Accessories

Homes require a mailbox to control flyers and papers from scattering on park and promenades. Address numbers are required on front and rear elevations.

4.6 Accessory Buildings

Accessory buildings must be consistent in style, finish and color with the house.

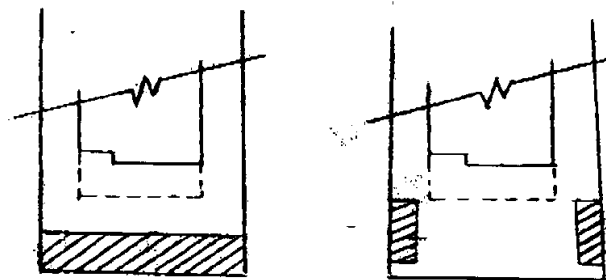
5. LANDSCAPING & FENCING

5.1 Sod & Planting

All yards must be landscaped to a minimum standard.

The front yard standard shall consist of sod and forty square feet of shrubbery planted in a prepared bed, located within 2m of the front property line. Shrubs may vary in size from a minimum of 18" high. A prepared bed is defined by edging. The rear yard must be sodded in its entirety with the exception of the location of the parking pad. The location of the future garage may be left without sod provided the site is well defined with foundation boards and is graveled at a minimum.

Example – requirement for shrubbery would be satisfied in the areas denoted by hatching:



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 decorative metal fencing: Lots 78 – 62, Block 1. The following lots will be partially fenced with wood screen fencing: Lots 62 and 78 on Block 2.

Purchaser installed fencing must be ornamental metal from the front property line to the front house setback (4meters) and screen fencing from the front house setback to the rear property line. Sideyard tieback fencing may be ornamental metal or wood screen.

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.

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.

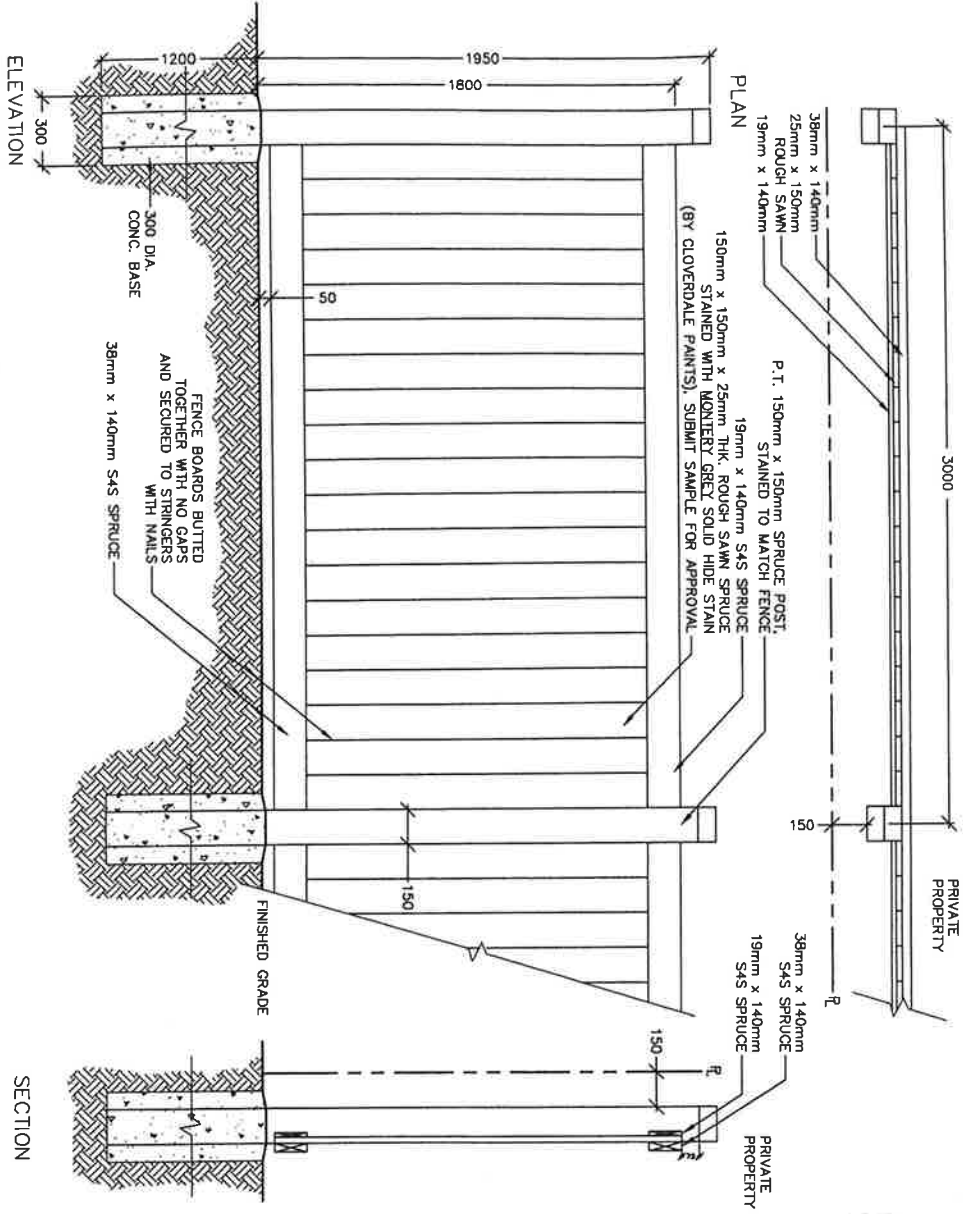
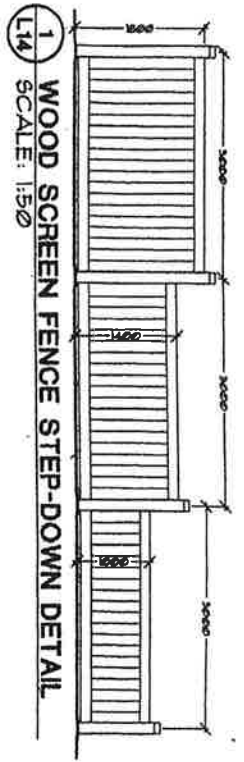
7.5 Refund of Security Deposit

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.

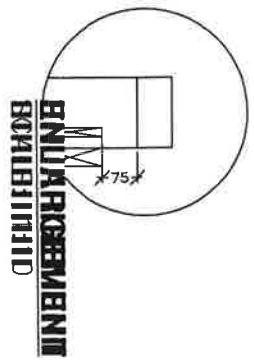
7.6 Consultants

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.



2 1800mm HT. WOOD SCREEN FENCE
SCALE: 1:20



WOOD FENCING NOTES:

1. ALL TIMBER POSTS TO BE PRESSURE TREATED SPRUCE PAINTED WITH TWO COATS STAIN.
2. ALL LUMBER SHALL BE CLEAN, #1, CONSTRUCTION GRADE SPRUCE MEMBERS, FINISHED AS PER THE DETAILS UNLESS OTHERWISE SPECIFIED.
3. ALL LUMBER SHALL BE STRAIGHT, SOUND AND FREE OF SPLINTS, WARPS, CRACKS, LARGE KNOTS AND OTHER DEFECTS.
4. ALL COLORS AND TYPE OF STAIN ARE AS PER THE DETAILS AND TO BE APPLIED AS PER MANUFACTURER'S SPECIFICATION AND ARE TO BE SUBMITTED TO THE OWNER FOR APPROVAL PRIOR TO PROCEEDING.
5. ALL WOOD TO BE PRE-STAINED WITH "MONTREX GREEN" SOLID HIDE STAIN BY CLOVERDALE PAINT BOTH SIDES PRIOR TO INSTALLATION.
6. ALL DIMENSIONS ARE IN MILLIMETERS (mm) UNLESS OTHERWISE NOTED.
7. ENSURE THAT FRONT OF POST IS 1.5 METERS FROM GAS LINE.
8. ALL WOOD SCREEN FENCES TO BE PLACED 150mm. INSIDE PRIVATE PROPERTY.
9. ALL HARDWARE TO BE GALVANIZED.
10. PRESSURE TREATED POSTS TO BE TREATED WITH A SOLUTION OF PENTACHLOROPHENOL AND PETROLEUM TO CSA-080.
11. NAILS TO BE 89mm ARDOX COATED FOR STRINGERS AND POSTS AND 50mm ARDOX COATED FOR BOARDS.
12. CONTRACTOR TO CALL ALBERTA FIRST CALL AT 1-800-242-3447 TO HAVE EXISTING UTILITIES LOCATED PRIOR TO START OF ANY CONSTRUCTION.
13. THIS DRAWING TO BE READ IN CONJUNCTION WITH THE WRITTEN SPECIFICATIONS, DRAWINGS AND DETAILS FOR THE PROJECT.